

## 473m<sup>2</sup> Office for Sale in Nicosia District

- 9 Offices
- 4 W/C
- Covered Areas 473m<sup>2</sup>
- 7 Parking Spaces
- 2 Kitchenettes
- Lobby
- Conferece Room
- 9th & 10th Floors
- Close to several amenities



The office on the 9th floor has a total area of 254m<sup>2</sup>.

It consists of a lobby area, 5 offices, a conference room, 2 toilets and a kitchenette. It has the right to use 4 parking spaces on the 1st level of basement.

The office on the 10th floor has a total area of 219m<sup>2</sup>.

It consists of lobby area, 4 offices, 2 toilets and a kitchenette. It has the right to use 3 parking spaces on the ground floor.

### Property Info

### Plot / Area Info

Covered Area **473**

### Additional info

Reference Number **12687**

Property type **Office**

Condition **Pre-Owned**

Bathrooms **4**

### Amenities

### Location

Region: **Nicosia**

Coordinates: **35.171739587051 / 33.363482324238**

## Price: €1 300 000 + VAT

VAT for this property is **€189,283** or **€247,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 748.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€1 300 000 on Jul 2, 2025

