

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

The property concerns two whole floor offices located on the 9th and 10th floors of a mixed-use building in Trypiotis. The office on the 9th floor has a total area of 254 sq.m. It consists of a lobby area, 5 offices, a conference room, 2 toilets and a kitchenette. It has 4 parking spaces on the 1st level of basement. The office on the 10th floor has a total area of 219 sq.m. It consists of lobby area, 4 offices, 2 toilets and a kitchenette. It has 3 parking spaces on the ground floor. The property offers excellent access to public services, restaurants, retail stores and all amenities.

### Property Info

### Plot / Area Info

Covered Area **473**

### Additional info

Reference Number **58980**

Property type **Office**

Condition **Pre-Owned**

Construction Year **2001-2010**

### Amenities

### Location

Region: **Nicosia**

## 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>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 748.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€1 300 000 on Jul 29, 2025

