

## 463m<sup>2</sup> Office for Sale in Nicosia District

The property concerns an office on the 11th floor of a mixed-use building .

The office has a covered area of 220sqm and covered verandas of 43sqm. It has the exclusive right of use of 3 covered parking spaces on the ground level (no. 15, 16 & 17)The property offers excellent access to public services, restaurants, retail stores and all amenities.There is a consensual agreement for the delivery of free and vacant possession by 01/12/2025.

### Property Info

Covered Area **463**  
Heating **Yes**  
Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **59019**  
Property type **Office**  
Condition **Pre-Owned**  
Construction Year **2001-2010**

### Amenities

- Air Conditioning

### Location

Region: **Nicosia**

## Price: €600 000 + VAT

VAT for this property is **€86,786** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 296.00/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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€600 000 on Jul 30, 2025

