

## 470m<sup>2</sup> Office for Sale in Nicosia - City Center

Reference ID: #SA31065 Price details: €1,450,000 The property concerns offices located on the 9th and 10th floors of a mixed-use building in city center area, Nicosia district. The office space on the 9th floor has a total area of 252sqm. 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 space on the 10th floor has a total area of 218sqm. 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. The offices are currently rented by Government Services. The property offers excellent access to public services...



### Property Info

Covered Area **470**  
Energy Efficiency **N/A**

### Plot / Area Info

Plot area **1076**  
Parking **Yes**

### Additional info

Reference Number **SA31065**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

- Parking

### Location

**Location:** Nicosia - City Center

Region: **Nicosia**

Coordinates: **35.169020814285 / 33.357916679291**

## Price: €1 450 000 + VAT

VAT for this property is **€210,713** or **€275,500**. 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>~€54 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 085.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 450 000 on Oct 19, 2023

