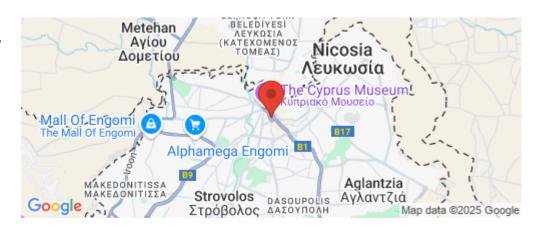


## 199m<sup>2</sup> Office for Sale in Nicosia - City Center

Reference ID: #SA29975Price details: €440,000The asset is an office located on the second floor of a mix-used business building in Nicosia city center.It has an area of 199sqm. It benefits from 3 parking spaces, 2 underground and 1 on the ground floor.The property holds a premium position in Nicosia business centre, surrounded by all amenities, services, commercial and residential developments.It is an ideal investment opportunity.



| Property Info          |     | Plot / Area Inf   | o  | Additional info  |           |
|------------------------|-----|-------------------|----|------------------|-----------|
| Covered Area           | 199 |                   |    | Reference Number | SA29975   |
| Total Number of Floors | 2   | Parking <b>Ye</b> | es | Property type    | Office    |
| Energy Efficiency      | N/A |                   |    | Condition        | Pre-Owned |

Amenities Location

**Location:** Nicosia - City Center Region: **Nicosia** 

Coordinates: 35.169035192565 / 33.357962965965

Balcony



Price: €440 000 + VAT

VAT for this property is €37,168 or €83,600. 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 Excluded

Title transfer fee ~€14 200.00

Price per SQM €2 211.00/m²

Common expenses None

## **Representative: Smart Assets**

Registration number 1109 Email info@smartassets.com.cy
License number 317/E Legal name N/A

Phone: **+35777000111** 

## **Price change history**

€510 000 on Oct 19, 2023 €440 000 on Oct 15, 2024



