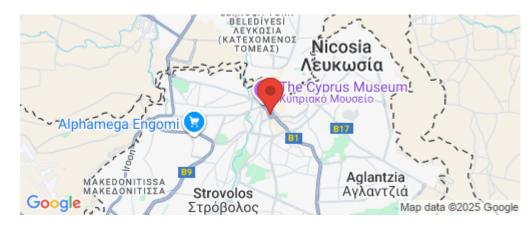


## 199m<sup>2</sup> Office for Sale in Nicosia - City Center

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

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	Common ovnensos	None
		Price per SOM	€2 211.00/m <sup>2</sup>	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



