

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

Reference ID: #SA29975 Price details: €440,000 The 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

Covered Area	<b>199</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>SA29975</b>
Property type	<b>Office</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Balcony

### Location

**Location:** Nicosia - City Center

Coordinates: **35.169035192565 / 33.357962965965**

Region: **Nicosia**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€14 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 211.00/m<sup>2</sup></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>
Phone: <b>+35777000111</b>			

## Price change history

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

