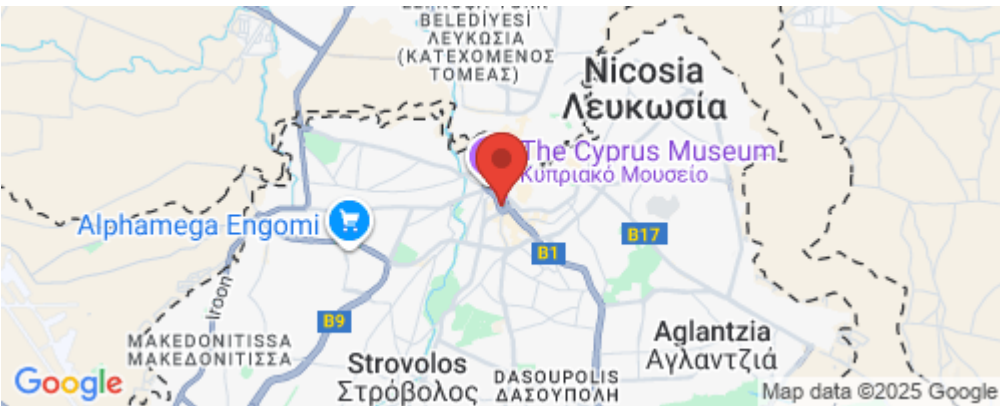


199m² Office for Sale in Nicosia - City Center

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

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

Plot / Area Info

Parking	Yes
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Additional info

Reference Number	SA29975
Property type	Office
Condition	Pre-Owned

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/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>
Phone: +35777000111			

## Price change history

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

