

## 221m<sup>2</sup> Office for Sale in Nicosia - City Center

Reference ID: #SA29974Price details: €470,000The asset is an office on the third floor of a mix-used building building in Nicosia city center.It has an area of 221sqm. It benefits from 3 underground parking spaces. 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 In	fo	<b>Additional info</b>	
Covered Area	221			Property type Offices	SA29974
Covered Veranda	N/A	Pool <b>N</b>	No		
Total Number of Floors	10	Parking <b>Y</b>	⁄es		Pre-Owned
Energy Efficiency	N/A		Condition	Condition	

Amenities	Location	
• Balcony	Location: Nicosia - City Center	Region: <b>Nicosia</b>
	Coordinates: <b>35.169035192565</b> / <b>33.35796296596</b>	5



Price: €470 000 + VAT

VAT for this property is €44,639 or €89,300. 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 ~€15 400.00

Price per SQM €2 127.00/m²

Common expenses None

## **Representative: Smart Assets**

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## **Price change history**

€560 000 on Oct 19, 2023 €470 000 on Nov 5, 2024



