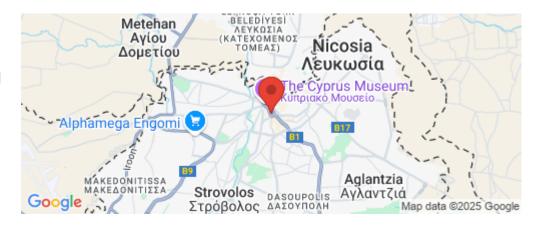


## 221m<sup>2</sup> Office for Sale in Nicosia - City Center

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 Info		Additional info	
Covered Area	221			Reference Number	SA29974
Covered Veranda	N/A	Pool	No		
Total Number of Floors	10	Parking	Yes	Property type	Office
Energy Efficiency	N/A			Condition	Pre-Owned

Amenities	Location	
. Dalaany	Location: Nicosia - City Center	Region: <b>Nicosia</b>
• Balcony	Coordinates: 35.169035192565 / 33.35796296596	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	~ <b>€15 400.00</b>	Common ovnonces	None
		Price per SOM	€2 127.00/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**

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



