


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

Reference ID: #SA29974 Price details: €470,000 The 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

Covered Area	<b>221</b>
Covered Veranda	<b>N/A</b>
Total Number of Floors	<b>10</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Pool	<b>No</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA29974</b>
Property type	<b>Office</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Balcony

### Location

**Location:** Nicosia - City Center

Region: **Nicosia**

Coordinates: **35.169035192565 / 33.357962965965**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 127.00/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>
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## Price change history

€560 000 on Oct 19, 2023

€470 000 on Nov 5, 2024

