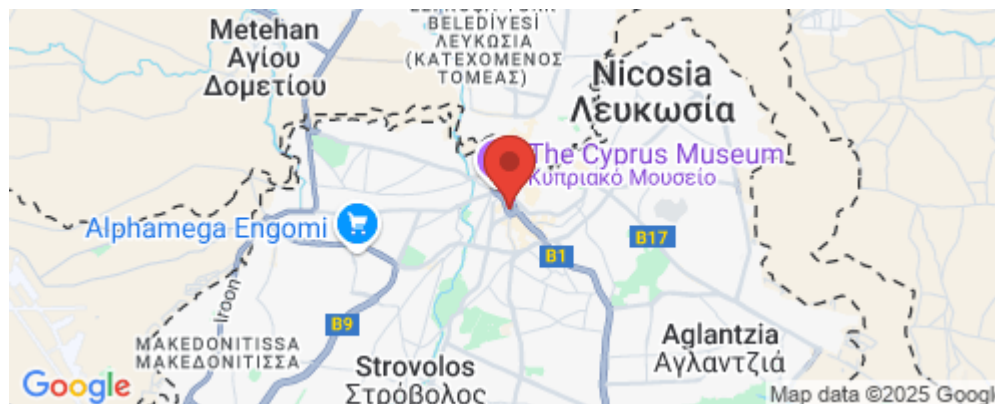


## 230m<sup>2</sup> Office for Sale in Nicosia - City Center

Reference ID: #SA29973 Price details: €500,000 The asset is an office on the fourth floor of a mix-used building in Nicosia city center. It has an area of 224sqm. It benefits from 3 parking spaces in the basement. 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>230</b>
Total Number of Floors	<b>10</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Parking	<b>Yes</b>
---------	------------

### Additional info

Reference Number	<b>SA29973</b>
Property type	<b>Office</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Parking

### Location

**Location:** Nicosia - City Center  
**Coordinates:** **35.169035192565 / 33.357962965965**

Region: **Nicosia**

## Price: €500 000 + VAT

VAT for this property is **€49,348** or **€95,000**. 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>~€16 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 174.00/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

€630 000 on Oct 19, 2023  
 €500 000 on Oct 15, 2024





