

## 203m<sup>2</sup> Office for Sale in Nicosia - City Center

Reference ID: #SA29177 Price details: €430,000 The asset is an office on the first floor, in the quarter of Trypiotis. The office is part of a mixed-use building, known as "Kriticos Tower" which abuts Diagorou street. It has an area of 203sqm. It benefits from 3 parking spaces on the mezzanine level. 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 **203**  
Energy Efficiency **N/A**

### Plot / Area Info

Pool **No**  
Parking **Covered, Yes**

### Additional info

Reference Number **SA29177**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Nicosia - City Center      Region: **Nicosia**  
**Coordinates:** **35.169153164335 / 33.357987868886**

## Price: €430 000 + VAT

VAT for this property is **€37,217** or **€81,700**. 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>~€13 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 118.00/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>
Phone: <b>+35777000111</b>			

## Price change history

€500 000 on Oct 19, 2023

€430 000 on Nov 5, 2024

