

## 366m<sup>2</sup> Office for Sale in Nicosia - City Center

Reference ID: #18193 Price details: €850,000 The asset is a commercial space located on the first floor in Nicosia. The asset comprises of two unified units of 366sqm. The asset has an open plan layout and includes a kitchen, storage rooms and toilets. The asset enjoys the exclusive right of use of two parking spaces in the second basement. The immediate area of the property is the main commercial centre of Nicosia and is fully developed with commercial buildings, offices, showrooms and buildings of mixed commercial and residential use. There are numerous shops, cafeterias and banks as well as offices for many companies and government agencies.

### Property Info

Covered Area **366**  
Energy Efficiency **N/A**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **18193**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Nicosia - City Center Region: **Nicosia**  
Coordinates: **35.167658595525 / 33.360806359729**

## Price: €850 000 + VAT

VAT for this property is **€112,730** or **€161,500**. 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>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 322.00/m²</b>		

## Representative: Smart Assets

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## Price change history

€850 000 on Oct 19, 2023

