

## 140m<sup>2</sup> Office for Rent in Nicosia - Agios Andreas

Office space of 140 m2 for rent on the ground floor in the area of Agios Andreas, Nicosia. The office includes a spacious open reception area, 4 separate offices, a kitchen, 2 storage rooms and a bathroom. The room is completely renovated, equipped with central heating and air conditioning, has a separate entrance and a small garden with automatic irrigation system. It is located in the prestigious embassy district of the city, with convenient access to all infrastructure. There are no general expenses. Ideal for doctors, lawyers and other professionals looking for a representative and functional office in the center of Nicosia.

### Property Info

Covered Area **140**  
 Energy Efficiency **C**

### Plot / Area Info

### Additional info

Reference Number **212481**  
 Property type **Office**  
 Condition **Pre-Owned**

### Amenities

### Location

**Location:** Nicosia - Agios Andreas Region: **Nicosia**

## Price: €1 700 + VAT

VAT for this property is **€85** or **€323**. 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>~€25.50</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€1 700 on Apr 23, 2026

