

200m² Building for Sale in Nicosia District

Versatile Ground-Floor Retail & Office Mezzanine in the Heart of Panagia Quarter Position your business in one of Nicosia's most strategic locations with this spacious, full-floor commercial unit situated on Larnacos Avenue. Located just southeast of the Digeni Akriti-Larnacos junction, this highly visible property offers exceptional accessibility and a professional setting ideal for retail, showroom, or office use. Property Overview This two-level unit is part of a well-maintained mixed-use building and offers a functional layout designed to support a variety of business operations: • Ground Floor (200 sq.m.): Features a welcoming reception area and a large open-p... ✖

Property Info

Plot / Area Info

Additional info

Covered Area

200

Reference Number

22450

Property type

Building

Condition

Pre-Owned

Amenities

Location

Region: **Nicosia**

Coordinates: **35.1704493 / 33.3780582**

Price: €299 000 + VAT

VAT for this property is **€25,415** or **€56,810**. 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	Excluded	Title transfer fee	~€8 560.00	Common expenses	None
		Price per SQM	€1 495.00/m²		

Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
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Price change history

€490 000 on Aug 29, 2024

€395 000 on Nov 28, 2024

€299 000 on Mar 4, 2026











