


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: €395 000 + VAT

VAT for this property is **€33,575** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 975.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€490 000 on Aug 29, 2024  
 €395 000 on Nov 28, 2024

