

223m² Office for Sale in Nicosia - Agios Andreas

Prime location on Nicosia's city center, facing the municipal gardens

- Close to the Supreme Court, Town Planning department, Civil Registry & migration department, House of Representatives, Nicosia Municipal Theater and many more
- Surrounded by commercial buildings, offices, and showrooms



Office specifications

- 2 x W.C per office, Kitchenette, raised floor, false ceiling, inverter type VRV climate control systems, water storage tank
- The three-phase power supply of adequate load capacity per office.
- Common area facilities:
- Fire alarm system on all levels.
- Electrical remote-controlled barriers ...

Property Info

Covered Area **223**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Additional info

Reference Number **23987**
 Property type **Office**
 Condition **Pre-Owned**

Amenities

- Elevator

Location

Location: Nicosia - Agios Andreas
 Coordinates: **35.173686883392 / 33.35440444906**

Region: **Nicosia**

Price: €694 000 + VAT

VAT for this property is **€66,506** or **€131,860**. 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	~€24 360.00	Common expenses	None
		Price per SQM	€3 112.00/m²		

Representative: Kazo Real Estate

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Price change history

€695 000 on Sep 13, 2024

€694 000 on Jun 4, 2025



