

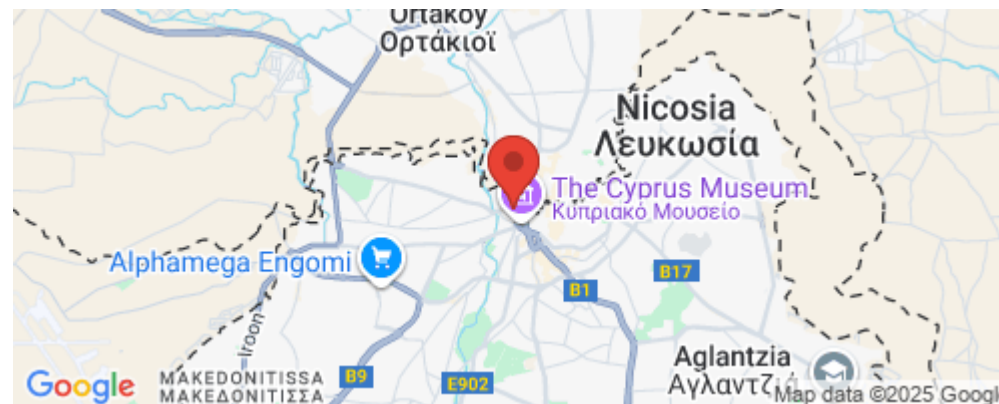
## 223m<sup>2</sup> Office for Sale in Nicosia - Agios Andreas

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

### Plot / Area Info

Covered Area **223**

Air Conditioning **All rooms, Yes**

### Additional info

Reference Number **23987**

Property type **Office**

Condition **Pre-Owned**

### Amenities

### Location

• Elevator

**Location:** Nicosia - Agios Andreas

Region: **Nicosia**

Coordinates: **35.173686883392 / 33.35440444906**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€24 360.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 112.00/m²</b>		

## Representative: Kazo Real Estate

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## Price change history

€695 000 on Sep 13, 2024  
 €694 000 on Jun 4, 2025







