

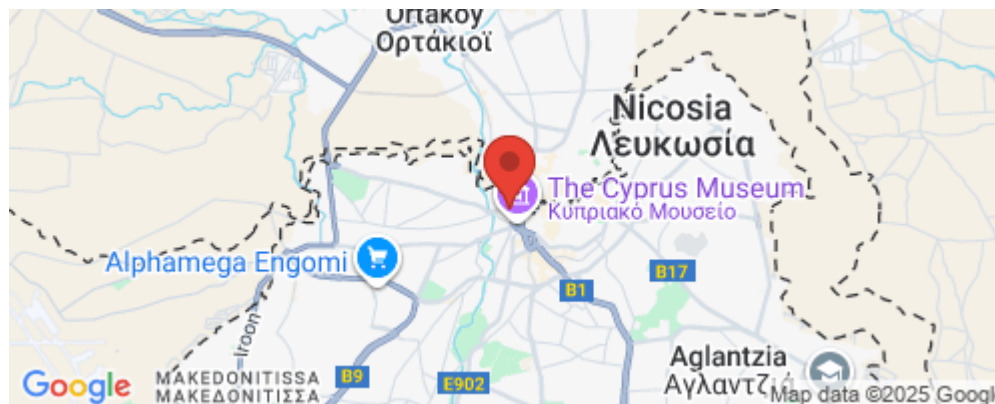
223m² Office for Sale in Nicosia - Agios Andreas

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

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

Price change history

€695 000 on Sep 13, 2024

€694 000 on Jun 4, 2025



