

## 365m<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 **365**  
 Air Conditioning **All rooms, Yes**

### Additional info

Reference Number **23990**  
 Property type **Office**  
 Condition **Pre-Owned**

### Amenities

### Location

- Elevator

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

Region: **Nicosia**

## Price: €926 000 + VAT

VAT for this property is **€122,663** or **€175,940**. 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>~€33 640.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 537.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€930 000 on Sep 13, 2024

€926 000 on Jun 4, 2025



