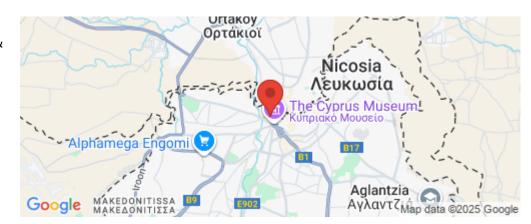


## **365m² Office for Sale in Nicosia - Agios Andreas**

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

- ☐ 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 Region: Nicosia

Coordinates: 35.173686883392 / 33.35440444906



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 Excluded

Title transfer fee ~€33 640.00

Price per SQM €2 537.00/m²

Common expenses None

# **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**

€930 000 on Sep 13, 2024 €926 000 on Jun 4, 2025















