

## 1305m<sup>2</sup> Building for Sale in Nicosia - Agios Andreas

A commercial building for sale, ideal for offices in Nicosia, Agios Andreas. The total area of the building is 1305 m2. The offices are equipped with all necessary amenities, including parking, storage room, conference room, kitchen, elevator, reception and toilets. On the top floor of the building there is a stylish Roof Garden with a cafeteria, which can serve as a venue for events. The complex has 17 parking spaces. An additional building is also attached, which is included in the list of protected objects. The building is located in a convenient location, close to urban infrastructure and key road junctions.

### Property Info

Covered Area **1305**  
Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **124575**  
Property type **Building**  
Condition **Brand New**

### Amenities

### Location

**Location:** Nicosia - Agios Andreas Region: **Nicosia**

## Price: €6 500 000 + VAT

VAT for this property is **€1,130,402** or **€1,235,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 981.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

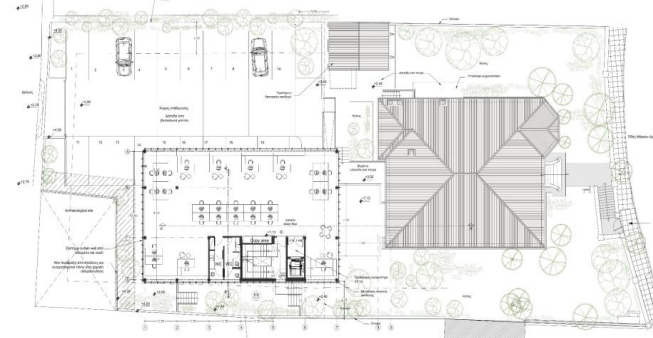
€6 500 000 on Feb 22, 2025



## Ground floor plan



## 1<sup>st</sup> and 2<sup>nd</sup> floor plan



## Roof garden

