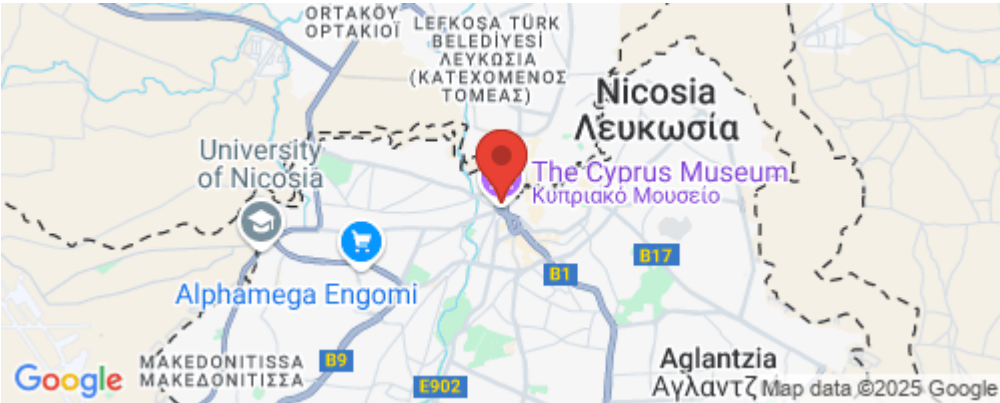


360m² Office for Sale in Nicosia - Agios Andreas

Office unit located within the Nicosia Municipality, specifically in the Agios Andreas parish, at Mouseiou Street, within a mixed-use building. It is situated approximately 50 meters east of the Municipal Theatre of Nicosia and about 200 meters north of the Embassy of Greece. The office unit spans the entire ground floor, mezzanine, first floor, and part of the basement. It is leased by the Ministry of Labour and Social Insurance. The layout of the various levels is as follows: • Ground Floor: Features an open-plan office area, smaller individual office rooms, and restroom facilities. • Mezzanine: Comprises additional open-plan office spaces. • First Floor: Includes open-plan off...



Property Info

Plot / Area Info

Additional info

Covered Area	360	Reference Number	25837
		Property type	Office
		Condition	Pre-Owned

Amenities

Location

**Location:** Nicosia - Agios Andreas      Region: **Nicosia**  
**Coordinates:** 35.172431 / 33.356005

## Price: €490 000 + VAT

VAT for this property is **€64,517** or **€93,100**. 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>~€16 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 361.00/m²</b>		

## Representative: Kazo Real Estate

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

## Price change history

€490 000 on Apr 9, 2025



