

215m² Building for Sale in Nicosia District

Enhance your company's image with this full floor office space on the 2nd floor of a mixed use building ideally located on the bustling 57 Larnacos Avenue in the Panagia quarter of Nicosia Municipality. Just a short distance from the Digeni Akriti and Larnacos junction this property offers excellent visibility and easy accessibility. Property Overview Designed for businesses seeking a professional and functional layout this 215 sq.m. office includes A welcoming reception area Multiple private office spaces and conference rooms A compact kitchen for staff convenience Toilet facilities A covered veranda 4 sq.m. offering a small outdoor break area Energy Category E

Property Info

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|------------------------|------------|
| Covered Area | 215 |
| Floor Number | 2 |
| Total Number of Floors | 4 |
| Energy Efficiency | E |

Plot / Area Info

Additional info

| | |
|------------------|-----------------|
| Reference Number | VL46769 |
| Property type | Building |

Amenities

Location

Region: **Nicosia**

Price: €260 000 + VAT

VAT for this property is **€24,005** or **€49,400**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€7 000.00 | Common expenses | None |
| | | Price per SQM | €1 209.00/m² | | |

Representative: Nicolaou Estates

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| License number | 365/E | Legal name | Nicolaou Estates LTD |
| Phone: | | | |

Price change history

€260 000 on Apr 15, 2025



