

69m² Office for Sale in Nicosia District

The property under consideration is a office space No. 2 situated on the mezzanine floor and it is located in Kaimakli Nicosia. The property has exclusive right of use of a covered parking space No. 9 on the ground floor. The property is located approximately 600m southwest from BATA Roundabout about 470 m northwest from Omorfita Police Station and abuts on to Kantaras Avenue no.4. The property falls within Zone 2 with a building coefficient of 180 coverage of 50 and permission for 8 floors 31m of construction. There is a separate title deed in place. Energy Category C

Property Info

Covered Area
Floor Number
Total Number of Floors

69
1
8

Plot / Area Info

Plot area

2016

Additional info

Reference Number
Property type

VL46938
Office

Amenities

Location

Region: **Nicosia**

Price: €60 000 + VAT

VAT for this property is **€3,000** or **€11,400**. 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.

VAT	Excluded	Title transfer fee	~€900.00	Common expenses	None
		Price per SQM	€870.00/m²		

Representative: Nicolaou Estates

Registration number	693	Email	pnicolaou@nicolaouestates.com
License number	365/E	Legal name	Nicolaou Estates LTD
Phone:			

Price change history

€60 000 on Apr 24, 2025



