


446m² Building for Sale in Latsia, Nicosia District

This independent building is ideal for private corporate offices, medical or professional practices, as well as embassy or diplomatic use, offering a high level of privacy, security, and operational autonomy. 

The property is well suited for use as an independent corporate headquarters, featuring controlled access and a flexible internal layout that can be configured to meet a wide range of institutional or professional requirements.

A key advantage of the property is its excellent visibility, with the potential to install two large advertising or branding signs facing the highway, ensuring strong exposure and a prominent corporate presence.
In addition, the property of...

Property Info

Covered Area	446
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	781
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	13392
Property type	Building
Condition	Pre-Owned
Bathrooms	4
View	City view

Amenities

- Guest WC

Location

Location: Latsia
Coordinates: **35.104826728686 / 33.369544018581**

Region: **Nicosia**

Price: €875 000 + VAT

VAT for this property is **€125,050** or **€166,250**. 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	~€31 600.00	Common expenses	None
		Price per SQM	€1 962.00/m²		

Representative: Kadis Estates

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Price change history

€875 000 on Aug 14, 2025

