

## 446m<sup>2</sup> 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. X

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		Plot / Area Info		Additional info	
Covered Area	<b>446</b>	Plot area	<b>781</b>	Reference Number	<b>13392</b>
Heating	<b>Central Heating, Yes</b>	Pool	<b>Yes</b>	Property type	<b>Building</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
				Bathrooms	<b>4</b>
				View	<b>City view</b>

Amenities	Location	
• Guest WC	<b>Location:</b> Latsia Coordinates: <b>35.104826728686 / 33.369544018581</b>	<b>Region: Nicosia</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€31 600.00</b> <b>€1 962.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€875 000 on Aug 14, 2025





