

## 122m<sup>2</sup> Office for Sale in Nicosia - Kaimakli

Office space on a four-storey mix-used building in Agiou Andreou, Kaimakli, Nicosia. The asset is a ready to move in property, ideal for your next office space or as investment for yield. The office No. 3 is situated on the mezzanine level and consists of a reception area, three office rooms, a toilet and a kitchen. Furthermore, the property has an exclusive right of use of two covered parking spaces with No. 4&5 on the ground floor. There is a separate title deed for this property. The asset is located approximately 600m southwest of 'BATA' Roundabout, about 470m northwest of Omorfita Police Station, and approximately 330m northwest of A' Primary school of O... X

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>122</b>	Plot area	<b>2016</b>	Reference Number	<b>24317</b>
				Property type	<b>Office</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>2</b>

Amenities	Location
	<b>Location:</b> Nicosia - Kaimakli
	Region: <b>Nicosia</b> Coordinates: <b>35.1805708 / 33.3851593</b>

## Price: €99 000 + VAT

VAT for this property is **€4,950** or **€18,810**. 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>~€1 625.00</b> <b>€811.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€99 000 on Aug 25, 2025













