

## 558m<sup>2</sup> Commercial for Sale in Nicosia - Agios Andreas

IN CLOSED TENDER PROCESS DEADLINE: WEDNESDAY 25th of February, 2026 at 12:00 (noon time) Nestled in the historic central Nicosia, this  extraordinary property is a captivating blend of heritage charm and future promise. Positioned along the tranquil Markou Drakou Avenue, just steps away from the iconic Ledra Palace Hotel, it lies within the symbolic Buffer Zone—a location rich in history, culture, and diplomatic significance. This rare offering presents not only a distinguished architectural landmark but also an exceptional development opportunity, with 2,270sq.m. of unused transferable building density (subject to restoration, regulatory compliance, and permit re-issuance). Property O...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>558</b>	Plot area	<b>1873</b>	Reference Number	<b>27178</b>
				Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Nicosia - Agios Andreas      Region: **Nicosia**  
**Coordinates:** **35.177135 / 33.355054**

## Price: €1 950 000 + VAT

VAT for this property is **€297,113** or **€370,500**. 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	<b>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 495.00/m<sup>2</sup></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>
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## Price change history

€1 950 000 on Aug 25, 2025







