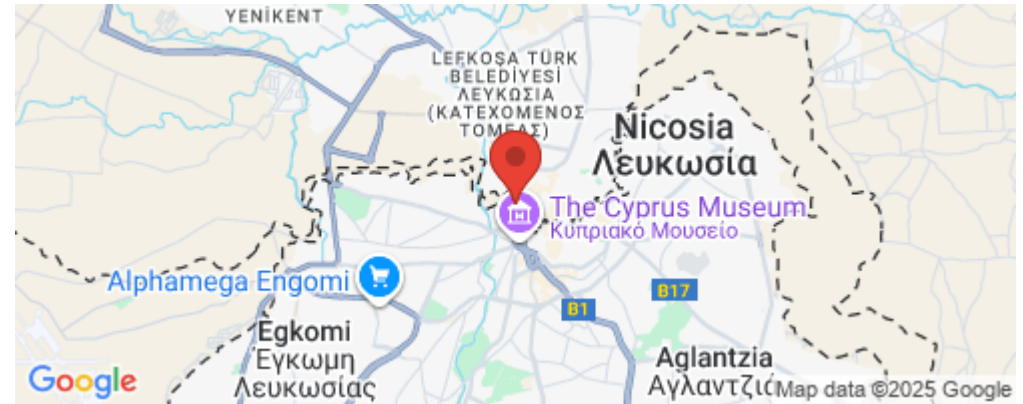


558m² Commercial for Sale in Nicosia - Agios Andreas

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 Overview: • Occupies two generous plots with an enclosed area of approx. 558sq.m. • Con...



Property Info

Plot / Area Info

Additional info

Covered Area

558

Plot area

1873

Reference Number

27178

Property type

Other Commercial

Condition

Pre-Owned

Bathrooms

2

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	Excluded	Title transfer fee	~€74 600.00	Common expenses	None
		Price per SQM	€3 495.00/m²		

Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
License number	372/E	Legal name	N/A
Phone: +35770003020, +35725346402			

Price change history

€1 950 000 on Aug 25, 2025





