


558m<sup>2</sup> 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	<b>Excluded</b>	Title transfer fee	<b>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 495.00/m²</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

€1 950 000 on Aug 25, 2025







