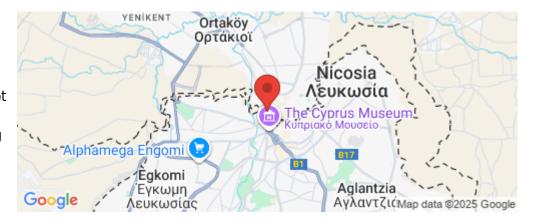


558m² Commercial for Sale in Nicosia - Agios Andreas

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 reissuance). 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		Reference Number	27178
			1873	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

Price per SQM €3 495.00/m²

Common expenses None

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

























