

## 5635m<sup>2</sup> Commercial for Sale in Dasoupolis, Nicosia District

A new office building is offering innovative design combined with unique views of Cyprus capital city Nicosia. The building is situated strategically along Limassol Avenue in Nicosia, opposite the National Guard and Police headquarters. Numerous major and international organisations have their offices in close proximity. The building will include a ground floor, mezzanine level and 14 floors. Two basement floors will include 140 parking spaces for the building's needs. The building will also offer a number of features, amenities and services such as: controlled entry and exit from the building, CCTV system, a concierge service, a staffed reception area, "a la carte" servi...

### Property Info

Covered Area **5635**  
 Covered Veranda **1224**

### Plot / Area Info

### Additional info

Reference Number **K04-1BLD**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

### Location

**Location:** Dasoupolis                      Region: **Nicosia**  
 Coordinates: **35.1470559 / 33.3740562**

## Price: €40 000 000 + VAT

VAT for this property is **€7,450,932** or **€7,600,000**. 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>~€1 596 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 098.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€40 000 000 on Sep 16, 2025

