

## 75m<sup>2</sup> Office for Sale in Strovolos - Acropolis, Nicosia District

This professional-grade commercial office is ideally located in the Lycabettus area of Nicosia, right on Kennedy Avenue—offering high visibility and convenience in one of the city's most prestigious business zones. Covering 75 square meters of internal space, the office is housed in a modern building constructed in 2003 and is designed to accommodate a range of business needs. The layout includes multiple office rooms, a welcoming reception area, and supporting facilities such as a private storage room. The building is equipped with an elevator, concierge services, and CCTV for round-the-clock security. Two private parking spaces are included in the basement—an exceptional asset...

Property Info		Plot / Area Info	Additional info	Additional info	
	75 N/A		Reference Number	12494	
Covered Area		Dorking <b>V</b> oc	Property type	Office	
Energy Efficiency		Parking <b>Yes</b>	Condition	Pre-Owned	
			Construction Year	2001-2010	

## Amenities Location

• Storage room Location: Strovolos - Acropolis Region: Nicosia



Price: €270 000 + VAT

VAT for this property is €13,500 or €51,300. 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.

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VAT	Excluded	Title transfer fee	~€7 400.00		Nama
		Price per SOM	€3 600.00/m <sup>2</sup>	Common expenses	None

## **Representative: 4BuyandSell**

Registration number	996	Email	info@4buyandsell.com
License number	506	Legal name	N/A

Phone: **+35796144440** 

## **Price change history**

€270 000 on Oct 29, 2025







