

985m² Building for Sale in Nicosia - Agios Andreas

An exceptional investment opportunity is available in the prestigious Agios Andreas area of Nicosia. Built in 1965, this well-maintained building offers excellent development potential. It occupies a 1,534m² rectangular plot with an impressive 50-meter street frontage and offers a total covered area of 985m².

The property consists of a 265m² ground floor, two upper-floor apartments of 265m² each, complemented by 73m² of covered verandas, and a rooftop one-bedroom apartment that includes a 24m² roof garden. Additional features include rear storage rooms and multiple parking areas, providing both convenience and functionality.

Structurally, the building is located on a qui...

Property Info

Covered Area	985
Furnishing	Partially furnished
Energy Efficiency	B

Plot / Area Info

Plot area	1534
-----------	-------------

Additional info

Reference Number	240503
Property type	Building
Condition	Pre-Owned
Construction Year	1990 and older

Amenities

Location

Location: Nicosia - Agios Andreas Region: **Nicosia**

Price: €1 400 000 + VAT

VAT for this property is **€236,152** or **€266,000**. 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	Excluded	Title transfer fee	~€52 600.00	Common expenses	None
		Price per SQM	€1 421.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSAPCE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€1 400 000 on Nov 7, 2025







