

## 446m<sup>2</sup> Building for Sale in Latsia, Nicosia District

Ideal for Commercial Offices, Rehabilitation Centers, Gyms, and Medical centers.



- Total Covered Area 446m<sup>2</sup>
- Plot 781m<sup>2</sup>

Additional Development Potential:

- Remaining Coverage: 172 m<sup>2</sup>
- Remaining Building Density: 370 m<sup>2</sup>
- Expansion Possibility: Up to an additional 370 m<sup>2</sup> of buildable area!

- 3 big rooms + 1 independent (with kitchen w/c and shower)
- W/C 4
- Shower 2
- Bathroom 1
- Internal Area 331m<sup>2</sup>
- Covered Verandas 38m<sup>2</sup>
- Uncovered Verandas 118m<sup>2</sup>
- Basement room 77m<sup>2</sup>
- Garage 62m<sup>2</sup>
- Parking spaces 4
- Photovoltaic Panels 4.8KW
- Gas Heater Provisions
- ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>446</b>	Plot area	<b>781</b>
Heating	<b>Central Heating, Yes</b>	Pool	<b>Yes</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>

Reference Number	<b>16597</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>City view</b>

## Amenities

## Location

**Location:** Latsia

Region: **Nicosia**

Coordinates: **35.104875155722 / 33.36993662685**

## Price: €875 000 + VAT

VAT for this property is **€125,050** or **€166,250**. 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>~€31 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 962.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€875 000 on Jan 31, 2026



