

59m² Office for Sale in Latsia, Nicosia District

This contemporary office space is part of a multifunctional residential and commercial complex in Latsia, Nicosia, designed with functionality, comfort, and energy efficiency in mind (Class A). The office includes a mezzanine level, providing additional workspace and flexibility for modern business needs.



Key Features:

- Open-plan office with mezzanine level
- Energy-efficient design with solar water heaters and photovoltaic system
- Air-conditioning (split systems) and video doorbell
- High-quality finishes: ceramic floors, double-glazed aluminum windows, glass balcony railings
- Covered veranda, private parking, and optional storage

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Property Info

| | |
|------------------------|-----------|
| Covered Area | 59 |
| Total Number of Floors | 4 |
| Energy Efficiency | A |

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **12045**
Property type **Office**

Amenities

- Parking

Location

Location: Latsia Region: **Nicosia**
Coordinates: **35.10438297 / 33.38302017**

Price: €170 000 + VAT

VAT for this property is **€8,500** or **€32,300**. 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 | ~€3 400.00 | Common expenses | None |
| | | Price per SQM | €2 881.00/m² | | |

Representative: RealDeal Estates

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|--|--------------|------------|--|
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| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
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Price change history

€170 000 on Mar 3, 2026

