

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.

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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Price change history

€170 000 on Mar 3, 2026

