

## 72m<sup>2</sup> 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	<b>72</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **12046**  
Property type **Office**

### Amenities

- Parking

### Location

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

## Price: €200 000 + VAT

VAT for this property is **€10,000** or **€38,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€4 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 778.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€200 000 on Mar 3, 2026

