

## 427m<sup>2</sup> Office for Rent in Nicosia District

Discover the epitome of luxury office space with this exquisite whole-floor offering, located in the heart of Nicosia's premier business district. Perfectly designed for ambitious companies, this 427 m<sup>2</sup> office combines modern sophistication with high-end functionality, providing the ideal environment for productivity and professionalism.

### Key Highlights:

- Prime Location: Situated in Nicosia's most sought-after business area
- Spacious Layout:
  - o Reception Area for a welcoming entrance
  - o 11 Private Offices ensuring comfort and privacy
  - o 1 Conference Room ideal for meetings and presentations
  - o 2 Fully Equipped Kitchens to accommodate...

### Property Info

Covered Area **427**  
Furnishing **Furnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **234188**  
Property type **Office**

### Amenities

### Location

Region: **Nicosia**

## Price: €4 500 + VAT

VAT for this property is **€634** or **€855**. 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<br>Price per SQM | <b>~€67.50</b><br><b>€11.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€6 000 on Aug 9, 2025

€4 500 on Nov 29, 2025











