

## 95m<sup>2</sup> Office for Rent in Spilia, Nicosia District

Fully renovated interiors from top to the bottom with modern designs.

Furnished and equipped with air conditioning in all areas-

Brand new elevator installed in the building.

Separate Title Deed Available.

Located in the heart of Nicosia's bustling city center on Themistokli Dervi Street, these offices provide exceptional proximity to key amenities, prestigious businesses, and effortless connectivity, making them an ideal choice for.

Property Info		Plot / Area Info	Additional info	
Covered Area	<b>95</b>			
Covered Veranda	<b>5</b>			
Floor Number	<b>4</b>			
Furnishing	<b>Furnished</b>			
Energy Efficiency	<b>A</b>			
Air Conditioning	<b>All rooms, Yes</b>			
Parking			Reference Number	<b>234613</b>
			Property type	<b>Office</b>

Amenities	Location
	<b>Location:</b> Spilia Region: <b>Nicosia</b>

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>~€4 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 053.00/m<sup>2</sup></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

€195 000 on Aug 9, 2025





