

## 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>			Reference Number	<b>234613</b>
Furnishing	<b>Furnished</b>	Parking	<b>Yes</b>	Property type	<b>Office</b>
Energy Efficiency	<b>A</b>				
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

### Location

**Location:** Spilia Region: **Nicosia**

## 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>
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## Price change history

€195 000 on Aug 9, 2025





