

## 400m<sup>2</sup> Office for Rent in Nicosia - Trypiotis

TYPE: Office/Commercial Space

Total Area: 400 sqm

Floor: Fifth Floor – 5th

Office arrangement: reception area, open plan area, directors' office with administration office, private offices, meeting & presentation room

Kitchenette: YES

Heating & Cooling System: YES

Reception & Security: Optional (Mon – Fri, 07:00 am – 19:00 pm)

Access Card Entrance: YES

Server Area: YES

Storage room: YES

Electricity: Three-phase (plus backup generator)

WC: two & 1 (directors' private office)

Parking spaces: 1 underground parking space (option for more)

! Walking distance to the new GSP PARK!



### Property Info

Covered Area	<b>400</b>
Floor Number	<b>5</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Parking	<b>Yes</b>
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### Additional info

Property type	<b>Office</b>
Condition	<b>Pre-Owned</b>
View	<b>City view</b>

### Amenities

### Location

- Air Conditioning
- Balcony
- Elevator
- Guest WC
- Heating
- Parking
- Storage room

**Location:** Nicosia - Trypiotis

Region: **Nicosia**

Coordinates: **35.16802 / 33.35794**

Price: €8 000 + VAT

VAT for this property is €1,100 or €1,520. 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	~€120.00	Common expenses	None
		Price per SQM	€20.00/m²		

Price change history

€8 000 on Oct 30, 2025





















