

## 201m<sup>2</sup> Office for Rent in Nicosia - City Center

TYPE: Office

Total Area: 201 sqm

Floor: Second Floor – 2nd (2A)

Office arrangement: Private offices and open plan area

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

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

! Walking distance to the new GSP PARK!



### Property Info

Covered Area	<b>201</b>
Floor Number	<b>2</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

- Air Conditioning
- Elevator
- Heating
- Parking
- Storage room

### Location

**Location:** Nicosia - City Center      Region: **Nicosia**  
**Coordinates:** **35.16545 / 33.35777**

Price: €4 020 + VAT

VAT for this property is **€344** or **€764**. 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	~€60.30	Common expenses	None
		Price per SQM	€20.00/m²		

Price change history

€4 020 on Oct 30, 2025









