

## 90m<sup>2</sup> Office for Rent in Nicosia District

A fully renovated office space is available for rent on the sixth floor of a professional building in the heart of Nicosia, located on the prestigious Themistokli Dervi Street. The office has a total internal area of 90 square meters and offers a functional layout comprising four separate rooms, a welcoming reception area, a dedicated server room, a kitchenette, and two WCs.

The space has been recently refurbished and features new air-conditioning units, parquet flooring, double-glazed windows, and a secure entrance door. Access to gated parking is provided, with the option for uncovered spaces.

Positioned in one of the most sought-after business areas of the city, this office...

### Property Info

Covered Area **90**  
Floor Number **6**  
Furnishing **Unfurnished**  
Energy Efficiency **B**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **240501**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

### Location

Region: **Nicosia**

## Price: €900 + VAT

VAT for this property is **€45** or **€171**. 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>~€13.50</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10.00/m²</b>		

## Representative: MySpace

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## Price change history

€900 on Nov 7, 2025





