


## 203m<sup>2</sup> Office for Sale in Nicosia District

First Floor Office for Sale in Trypiotis quarter, Nicosia. The property holds a premium position in Nicosia business center, surrounded by all amenities, services, commercial and residential developments. 

The property is an office space on the first floor, in Trypiotis quarter. The office is part of a mixed-use building, has an internal area of 203sqm and the right to use 3 parking spaces on the mezzanine level. The office benefits from VRV air conditioning units, double-glazed windows and office partitions.

It is an ideal investment opportunity.

Extras: Covered parking, Double Glasses, VRV Air Condition System

### Property Info

Covered Area **203**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1096**  
 Parking **Covered, Yes**

### Additional info

Reference Number **35510**  
 Property type **Office**  
 Condition **Pre-Owned**

### Amenities

#### Location

Region: **Nicosia**  
 Coordinates: **35.168994 / 33.358028**

## Price: €390 000 + VAT

VAT for this property is **€33,755** or **€74,100**. 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>~€12 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 921.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€500 000 on Aug 9, 2024  
 €390 000 on Sep 24, 2025

