

463m² Office for Sale in Nicosia District

The property concerns an office on the 11th floor of a mixed-use building .

The office has a covered area of 220sqm and covered verandas of 43sqm. It has the exclusive right of use of 3 covered parking spaces on the ground level. The property offers excellent access to public services, restaurants, retail stores and all amenities. There is a consensual agreement for the delivery of free and vacant possession by 01/12/2025.

	Property Info		Plot / Area Info	Additional info	
H	Covered Area Heating	463 Yes		Reference Number 5	9019
				Property type C	Office
	3			Condition P	Pre-Owned
	Air Conditioning	165		Construction Year 2	2001-2010

Amenities Location

• Air Conditioning Region: **Nicosia**



Price: €575 000 + VAT

VAT for this property is €83,170 or €109,250. 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	~ €19 600.00	Common over one	None
Title deed	Has Title	Price per SQM	€1 242.00/m ²	Common expenses	

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com	
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES	
License number		name	SERVICES LTD	

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Price change history

€600 000 on Jul 30, 2025 €575 000 on Oct 11, 2025









