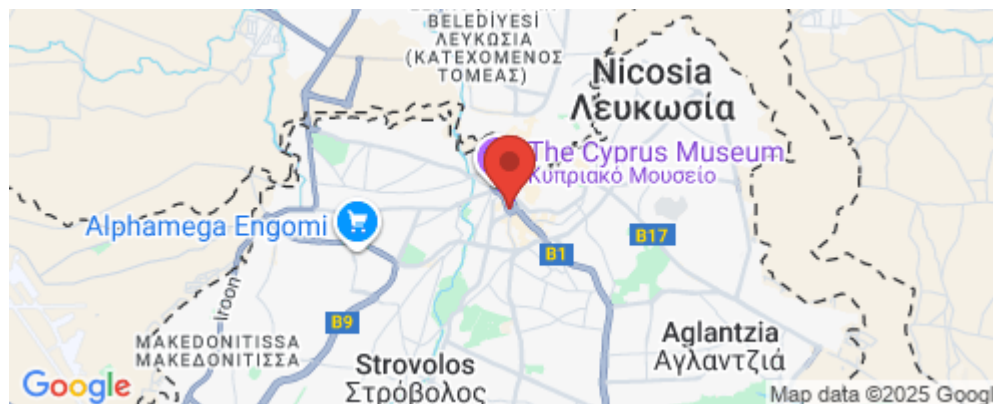


## 220m<sup>2</sup> Office for Sale in Nicosia District

Amazing Office for Sale in Trypiotis, Nicosia. The property is ideally situated close to a plethora of amenities and services such as schools, shops, supermarkets, restaurants etc. In addition, the property enjoys very good access to the motorway and the Nicosia city center. Furthermore, the “Jumbo” and the European University of Nicosia are also a short drive away.



The property is an office space on the eleven floor, in Trypiotis quarter. The office is part of a mixed-use building, has an internal area of 220sqm 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....

### Property Info

Covered Area

**220**

### Plot / Area Info

Plot area

**1097**

Parking

**Covered, Yes**

### Additional info

Reference Number

**52294**

Property type

**Office**

Condition

**Pre-Owned**

Bathrooms

**2**

View

**City view**

### Amenities

- Elevator

### Location

Region: **Nicosia**

Coordinates: **35.168778587245 / 33.358042154381**

## Price: €575 000 + VAT

VAT for this property is **€54,364** 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	<b>Excluded</b>	Title transfer fee	<b>~€19 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 614.00/m²</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: +35724003723			

## Price change history

€575 000 on Sep 24, 2025



