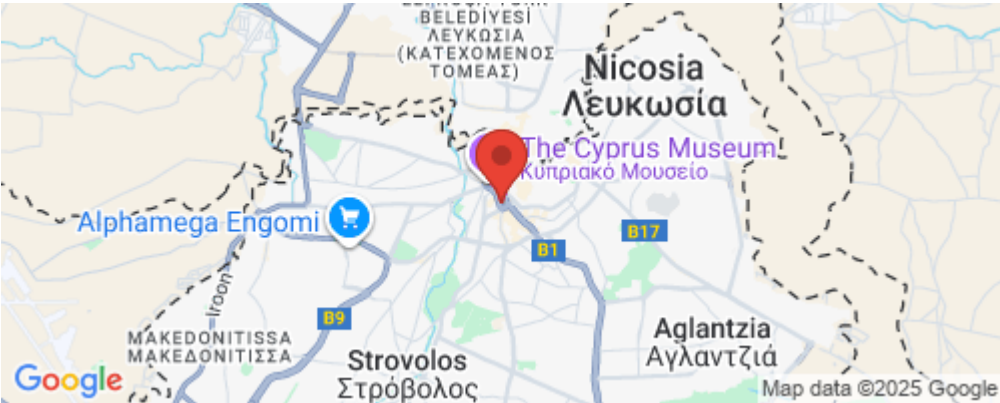


219m² Office for Sale in Nicosia District

The property concerns a whole floor offices located on the 10th floor of a mixed-use building in Trypiotis. The building known as ‘Kriticos Tower’ is located on Diagorou and Evagorou streets, 75m from Themistokli Dervi avenue.



The office has a total area of 219sqm. It consists of lobby area, 4 offices, 2 toilets and a kitchenette. It has the right to use 3 parking spaces on the ground floor. The office is currently rented by Government Services.

The property offers excellent access to public services, restaurants, retail stores and all amenities.

Owner: Prodoriko Limited (Gordian SPV)

Offer Submission Deadline: Friday, 03 October 2025 at 1 pm

...

Property Info		Plot / Area Info		Additional info	
Covered Area	219	Plot area	1096	Reference Number	53060
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Property type	Office
				Condition	Pre-Owned
				Bathrooms	4

AmenitiesLocation

Region: **Nicosia**

Coordinates: **35.169069 / 33.358065**

Price: €535 000 + VAT

VAT for this property is **€50,349** or **€101,650**. 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	~€18 000.00	Common expenses	None
		Price per SQM	€2 443.00/m²		

Representative: Kalogirou Real Estate

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

Price change history

€535 000 on Sep 24, 2025

