


1065m² Office for Sale in Nicosia District

This modern business tower merges refined aesthetics with everyday functionality, setting a new standard for professional excellence in Nicosia. Its sleek glass façade and clean architectural lines command attention, while its design supports a seamless blend of comfort and operational efficiency. 

Crafted with purpose, the tower features intelligent planning and flexible office configurations to meet the evolving needs of ambitious enterprises. Notably, the largest commercial floorplate in Nicosia at 1,250 sqm, the layout allows for full adaptability, offering businesses the freedom to tailor their space according to their specific vision and requirements.

Positioned within a...

Property Info

Covered Area	1065
Floor Number	3
Total Number of Floors	16
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Additional info

Reference Number	13094
Property type	Office
Condition	Under Construction
Bathrooms	2

Amenities

Location

Region: **Nicosia**
Coordinates: **35.159584 / 33.372461**

Price: €6 800 000 + VAT

VAT for this property is **€1,157,915** or **€1,292,000**. 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	None	Common expenses	None
		Price per SQM	€6 385.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€6 800 000 on Oct 8, 2025





