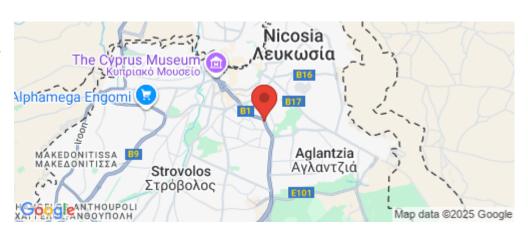


1065m² Office for Sale in Nicosia District

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	Plot / Area Info

Covered Area 1065
Floor Number 3
Total Number of Floors 16

Furnishing **Unfurnished**

Energy Efficiency

Heating Autonomous Heating, Yes

Air Conditioning All rooms, Yes

Amenities Location

Region: **Nicosia**

Coordinates: 35.159584 / 33.372461

Additional info

Reference Number 13094
Property type Office
Condition Under Construction

Bathrooms 2



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

Price per SQM €6 385.00/m²

Common expenses None

Representative: Cyprus Sotheby's International Realty

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Price change history

€6 800 000 on Oct 8, 2025















