

## 200m<sup>2</sup> Office for Sale in Nicosia District

- Covered Areas 200m<sup>2</sup>
- 3 Parking Spaces
- Kitchenette
- 2 W/C
- Lobby
- Conference Room
- 1st Floor
- Close to several amenities



Area of 200sqm and the right to use 3 covered parking spaces on the mezzanine level. The office benefits from VRV Air Conditioning units, double-glazed windows and office partitions.

### Property Info

### Plot / Area Info

### Additional info

Covered Area **200**  
 Air Conditioning **All rooms, Yes**

Reference Number **16692**  
 Property type **Office**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

### Location

Region: **Nicosia**  
 Coordinates: **35.171739587051 / 33.363482324238**

## Price: €350 000 + VAT

VAT for this property is **€29,750** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 750.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€350 000 on Feb 5, 2026



