

200m² Office for Sale in Nicosia District

Located in the Trypiotis quarter, in the heart of Nicosia's business centre, this first-floor office offers an excellent opportunity in one of the capital's most prestigious commercial districts. The property forms part of a well-maintained mixed-use building with frontage on Diagorou Street, ensuring strong visibility and easy accessibility. The office features a functional and well-organized layout with partitioned workspaces, making it suitable for a variety of professional uses. It is equipped with VRV air-conditioning units and double-glazed windows, providing comfort, energy efficiency, and a modern working environment. The office also benefits from the right to use three covere...

Property Info

Covered Area **200**
 Floor Number **1**
 Furnishing **Unfurnished**
 Energy Efficiency **C**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Additional info

Reference Number **242509**
 Property type **Office**
 Condition **Pre-Owned**
 Construction Year **2001-2010**

Amenities

Location

Region: **Nicosia**

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	Excluded	Title transfer fee	~€10 600.00	Common expenses	None
		Price per SQM	€1 750.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€350 000 on Feb 14, 2026



