

## 220m<sup>2</sup> Office for Sale in Nicosia District

Located in the Trypiotis quarter, in the heart of Nicosia's business centre, this office occupies the 11th floor of a prominent mixed-use building at the corner of Diagorou and Evagorou Streets, just a short distance from Themistokli Dervi Avenue. The property offers a spacious and functional layout, complemented by covered verandas that enhance the working environment and provide impressive city views from an elevated position. Its high-floor location ensures privacy, natural light, and a prestigious business setting.

The office benefits from the exclusive right of use of three covered parking spaces at ground level, a highly valuable feature in such a central and high-demand area...

### Property Info

Covered Area **220**  
Covered Veranda **43**  
Floor Number **11**  
Furnishing **Unfurnished**  
Energy Efficiency **D**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **242510**  
Property type **Office**  
Condition **Pre-Owned**  
Construction Year **2001-2010**

### Amenities

### Location

Region: **Nicosia**

## Price: €575 000 + VAT

VAT for this property is **€54,364** or **€109,250**. 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>~€19 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 614.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€575 000 on Feb 14, 2026



