

220m² 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	Excluded	Title transfer fee	~€19 600.00	Common expenses	None
		Price per SQM	€2 614.00/m²		

Representative: MySpace

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Price change history

€575 000 on Feb 14, 2026



