

## 219m<sup>2</sup> Office for Sale in Nicosia District

Located in the Trypiotis quarter, in the heart of Nicosia's business centre, this property occupies the entire 10th floor of a mixed-use building at the corner of Diagorou and Evagorou Streets, just 75 meters from Themistokli Dervi Avenue. Its prime central location ensures high visibility and excellent connectivity, making it a prestigious address for any business. The office space is thoughtfully designed, comprising a welcoming lobby area, four separate offices, a kitchenette, and two modern toilets. The property also includes the right to use three parking spaces on the ground floor, providing convenience for staff and visitors. Currently leased to Government Services, it offers imm...

### Property Info

Covered Area **219**  
Floor Number **10**  
Furnishing **Unfurnished**  
Energy Efficiency **C**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **242511**  
Property type **Office**  
Condition **Pre-Owned**  
Construction Year **2001-2010**

### Amenities

### Location

Region: **Nicosia**

**Price: €535 000 + VAT**

VAT for this property is **€50,349** or **€101,650**. 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>~€18 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 443.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€535 000 on Feb 14, 2026



