



For Rent, Office, Whole Floor, Nicosia, Strovolos, Agios Dimitrios, 830m²

(1st Floor) AGIOS DIMITRIOS(Esperidon 5 Str.),
STROVOLOS, NICOSIA

For Rent : **€ 12,500**

Description

For Rent Premium Whole-Floor Office in Nicosia Business District

Elevate your business with this exceptional whole-floor office available for rent in one of Nicosia's most prestigious commercial locations. Exclusively offered by G&P Lazarou Estate Agents, this outstanding corporate workspace combines expansive floor space, modern facilities, and excellent accessibility, making it the ideal headquarters for multinational companies, financial institutions, technology firms, legal practices, insurance companies, call centres, educational organisations, or any business seeking a prestigious corporate address.

Occupying the entire first floor of a modern six-storey office building, this impressive property offers 803 sq.m. of internal office space together with a 27 sq.m. covered veranda, providing an exceptional working environment capable of accommodating large teams while offering flexibility for a variety of office layouts.

The spacious floorplate can easily be configured into executive offices, open-plan workstations, conference rooms, meeting areas, training facilities, collaborative workspaces, or client reception areas, allowing businesses to tailor the premises to their exact operational requirements.

The office includes a fully functional kitchen, separate men's and women's restroom facilities, and benefits from excellent natural light throughout the workspace. One of its most valuable features is the provision of 20 dedicated private parking spaces, exclusively reserved for the first-floor occupants—an outstanding advantage for employees and visiting clients alike.

Situated within a modern office building where all six floors are occupied by professional businesses, the property offers a prestigious corporate environment that enhances the image and reputation of any organisation.

Its strategic location provides immediate access to major roads, government departments, banks, restaurants, cafés, hotels, and public transport, while offering excellent connectivity to the city centre and the motorway network. This premium office represents a rare opportunity for businesses looking to establish themselves in one of Nicosia's most desirable commercial districts.

Nearby Landmarks

- Landmark Nicosia – approximately 900 m
- Makarios Avenue – approximately 1.2 km
- House of Representatives – approximately 1.4 km
- Athalassa National Forest Park – approximately 1.8 km
- Nicosia City Centre – approximately 2.0 km
- Banks, cafés, restaurants, hotels, government offices and public transport – within 100–400 m
- Easy access to Limassol Avenue and the motorway – approximately 600 m

To discover more options in this area, you can browse our complete portfolio of offices for rent in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/office-for_rent/in/Nicosia/

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Office**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Whole Floor**
WC Bathrooms: **1**

Construction Stage: **Resale**
Floors Building: **5**

Construction Year: **2016**

Area

Internal Area: **803m²**

Covered Verandas: **27m²**

Covered Area: **830m²**

Further Details

Secure Door, Elevator, Water, Electricity, Air Condition



Gallery



