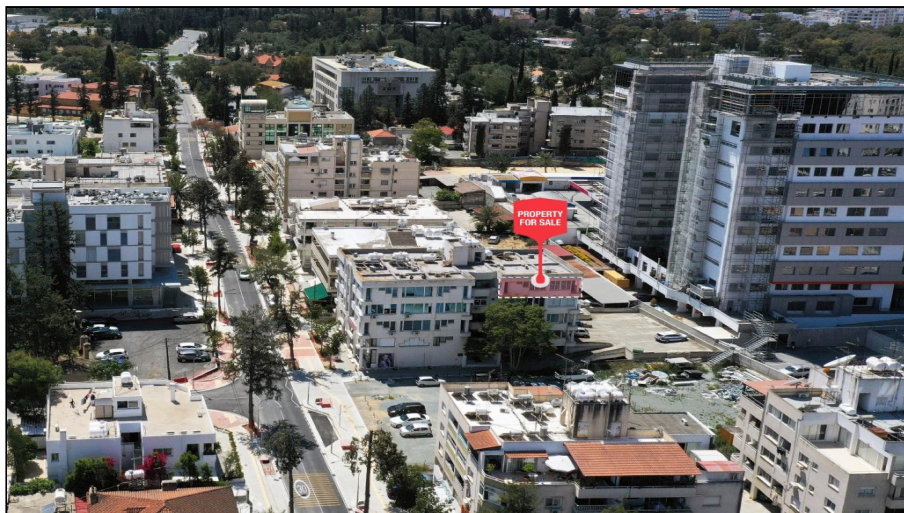




For Sale, Office, Standard Office, Nicosia, Agioi Omologites

(ID:PR44697), (402) ATHENAEUM, AGIOI OMOLOGITES, NICOSIA, REG. 1/512 (1/1797)

For Sale : **€ 160,000**

Description

Professional Office for Sale – Agioi Omologites, Nicosia
Strategic Business Address in the Heart of the Capital

Elevate your business presence with this well-located office in the prestigious Agioi Omologites Quarter of Nicosia. This property offers a prime location just minutes from the Presidential Palace and the city's main financial arteries. It represents an outstanding real estate investment opportunity in one of Nicosia's most established commercial hubs.

Functional Layout & Strategic Features

Located on the 3rd floor of the building, the office is designed for professional efficiency:

Internal Layout: A welcoming reception area, a small practical kitchen, and two private offices.

Extended Space: According to the title deeds, the office boasts 81 sq.m. of internal covered area and 50 sq.m. of covered verandas. Note that a portion of the veranda has been integrated into the main office area to maximize usable space.

Facilities: Includes two private toilets for staff and guests.

Parking: The property comes with the valuable right of use for two parking spaces—one on the ground floor and one secure space in the basement.

Unrivalled Urban Connectivity

The office is positioned to offer effortless access to the best of Nicosia:

Prestigious Landmarks: Located approximately 510 meters east of the Presidential Palace and 430 meters west of Nikis Avenue.

Business Hub: Situated in a high-demand area surrounded by banks, law firms, government offices, and international embassies.

Close to All Amenities: Within walking distance to premium cafes, restaurants, supermarkets, and shops, perfect for business lunches and employee convenience.

Easy Access: Enjoy direct routes to the Nicosia city center and immediate access to the motorway for travel to other cities.

Key Specifications:

Total Area: 131 sq.m. (81 sq.m. Internal + 50 sq.m. Veranda)

Floor: 3rd Floor

Parking: 2 Dedicated Spaces (Ground & Basement)

Status: Currently Occupied (Ideal for immediate rental income)

Year of Construction: 1994

Secure a professional foothold in Nicosia's most sought-after business district!

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**

Unit Number: **402**

[Website](#)

Main Features

Property Subtype: **Standard Office**

Construction Stage: **Resale**

Construction Year: **1994**

Bathrooms: **2**

Furnished: **Unfurnished**

Covered Parking: **1**

Uncovered Parking: **1**

Floors Building: **3**

Height: **17**

Area

Internal Area: **81m²**

Covered Verandas: **50m²**



Energy & Heating

Cooling Type: **Autonomous Cooling System**

Energy Efficiency Grade: **Pending Certification**

Further Details

Elevator, Air Condition



Gallery

