

For Rent, Office, Standard Office, Nicosia, Strovolos, Chryseleousa, 142m²

For Rent : **€ 1,800**

Description
For Rent: Whole-Floor Office Space in the Business Heart of Strovolos, Nicosia
Modern Urban Living in a Prime Nicosia District
Experience a sophisticated, highly practical, and accessible professional environment with this premium 142sqm whole-floor office, perfectly situated on Prodromou Street. Offering an emotionally rejuvenating atmosphere for your team, this residence of business represents a top-tier commercial proposal and a solid, highly functional asset in 2026. While maintaining its classic character, the space is exceptionally well-maintained, ensuring a reliable and professional setting. Strategically located at a vital junction connecting Nicosia, Strovolos, and Engomi, the office is just 5 minutes from the historic old city while remaining firmly rooted in the capital's modern business center. Its strategic position ensures essential daily practicality, providing a secure and prestigious base for companies seeking visibility and seamless connectivity to the city's main financial and administrative hubs.
Functional Layout & High-Value Residential Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum professional functionality. The workspace serves your daily routine perfectly with a versatile 142sqm layout on the 3rd floor, featuring a dedicated manager's office, a professional boardroom, a reception area, and an efficient open-plan office zone. It is flawlessly positioned featuring solid technical infrastructure, including a dedicated server room, kitchenette, and 2 WCs. Security and efficiency are paramount, with an installed CCTV system, alarm, fire extinguishers, and full blinds. Residents of the building benefit from a healthy and sustainable professional lifestyle, supported by comprehensive heating and cooling systems, two private underground parking spaces, and a storage room.
Extensive Property Features:
Property Type: Whole-Floor Professional Office
Location: Prodromou Street, Strovolos/Nicosia
Condition: Well-maintained classic office space
Internal Area: 142sqm of high-spec workspace
Floor: 3rd Floor of a prestigious 5-storey building
Room Configuration: Manager’s office, Boardroom, Open-plan area, and Reception
Facilities: Kitchenette, Server Room, and 2 WCs
Security: Integrated CCTV system and Alarm system
Climate Control: Full heating and cooling systems installed
Parking/Storage: 2 Dedicated underground spaces and a private storage room
Legal Status: Fully compliant for immediate commercial lease
Nearby Landmarks & Amenities:
In a convenient location for a vibrant urban routine in Strovolos, the office is surrounded by top-tier infrastructure:
Nicosia Courts & Administrative District: Located just 1.2 km away, providing essential daily practicality for legal and corporate needs.
Old Nicosia City Center: A major cultural and commercial landmark reachable within 1.5 km (5-minute drive).
Ministry of Finance: Strategic proximity at 0.9 km for governmental and financial administrative access.
The Grammar School Junior: A nearby landmark situated within 0.6 km, convenient for professional parents.
Prodromou Commercial Hub: Your primary destination for professional services and cafes, accessible within 0.1 km.
Engomi Business District: Reachable in a 4-minute drive (1.8 km) for corporate networking.
Central Bank of Cyprus: Strategic connectivity via a short drive for the capital's premier financial services.
Eleftheria Square: A famous local hub for social and civic activities reachable within 1.4 km.
Nicosia Municipal Park: A nearby green lung for wellness activities and lunch breaks situated within 1.1 km.
A1 Highway Entrance: Immediate connectivity reachable within 8 minutes for seamless island-wide travel.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Office**
Website

Status: **Available**

Unit Number: **301**

Main Features

Property Subtype: **Standard Office**
Furnished: **Unfurnished**

Construction Stage: **Resale**
Covered Parking: **1**

Construction Year: **2010**

Area

Covered Area: **142m²**

Energy & Heating

Heating Type: **Central Heating**

Cooling Type: **Autonomous Cooling System**

Further Details

Home Office, Elevator, Water, Electricity, Air Condition

Gallery



























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