



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

(301), CHRYSELEOUSA(Prodromou Str.),
STROVOLOS, NICOSIA

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**

Status: **Available**

Unit Number: **301**

[Website](#)



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





