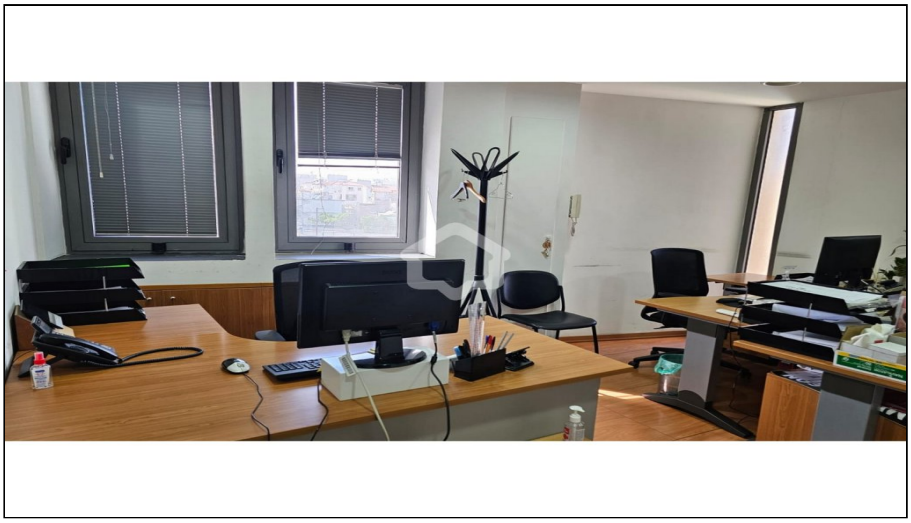

For Sale & For Rent, Building, Commercial Building, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 590m², 450m²

For Sale & For Rent : **€ 1,750,000 | € 9,000**

Description
For Sale & Rent: Well-Maintained 3-Level Commercial Building in Strovolos, Nicosia
Professional Urban Environment in a Prime Nicosia District
Experience a sophisticated, highly practical, and accessible professional environment with this solid commercial building, perfectly situated in the established heart of Strovolos. Offering an emotionally rejuvenating work atmosphere, this property represents a top-tier commercial proposal and a stable, highly functional asset in 2026. Built in 2003, the building has been meticulously maintained, offering a prestigious corporate identity and strategic visibility on a major commercial artery. Its strategic position ensures essential daily practicality, providing a secure investment and leasing choice in one of Nicosia's most reliable business hubs, known for its high-demand professional profile and vibrant economic activity.
Functional Layout & High-Value Commercial Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate professional comfort and maximum functionality, featuring a total covered area of 590 sq.m.. The building serves your corporate routine perfectly across three distinct levels: a high-visibility retail shop on the ground floor and functional office spaces on the 1st and 2nd floors. It is flawlessly positioned featuring classic wooden raised floors for easy cabling and double-glazed aluminum windows for thermal and acoustic efficiency. The property includes a vast 330 sq.m. basement, a fitted kitchen, and essential security with an integrated alarm system. Residents and staff benefit from 8 dedicated covered parking spaces, ensuring an organized and sustainable professional lifestyle in a building equipped with reliable A/C units throughout.
Extensive Property Features:
Property Type: Commercial Building (Retail & Offices)
Location: Strovolos, Nicosia
Year of Build: 2003 (Well-maintained condition)
Total Covered Area: 590 sq.m.
Basement Area: 330 sq.m.
Levels: 3 (Ground Floor, 1st & 2nd Floors)
Configuration: Retail shop (GF) and Office units (Upper Floors)
Flooring: Quality wooden raised floors
Parking: 8 Private covered parking spaces
Security: Integrated alarm system and double-glazed windows
Climate Control: Full A/C units installed
Legal Status: Title Deed available for immediate transfer/lease
Nearby Landmarks & Amenities:
In a convenient location for a vibrant professional routine in Strovolos, the building is surrounded by top-tier infrastructure:
Strovolos Municipal Hall: Located just 1.4 km away, providing essential daily practicality for administrative needs.
Aretaeio Private Hospital: A major healthcare landmark reachable within 1.1 km.
AlphaMega & Lidl Strovolos: Your primary shopping destinations accessible for your daily routine within 0.9 km.
Ministry of Justice & Public Order: Strategic proximity at 1.3 km for professional and legal access.
English School Nicosia: A nearby landmark for elite education situated within 1.5 km.
Central Bank of Cyprus: Reachable in a 4-minute drive (1.8 km) for financial professional convenience.
Strovolos Linear Park: A major green lung for wellness activities situated only 1.2 km away.
Falcon School Nicosia: Strategic connectivity at 2.0 km for families and professionals.
A1 Highway Interchange: Immediate connectivity reachable within 5 minutes for seamless island-wide travel.
Nicosia City Center: Accessible within 6 minutes drive for the capital's premier professional services.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Building**
Status: **Available**
Website

Main Features

Property Subtype: **Commercial Building**
Construction Stage: **Resale**
Construction Year: **2003**
Covered Parking: **8**
Floors Building: **3**

Area

Covered Area: **590m²** Plot Area: **450m²**

Further Details

Water, Electricity, Air Condition

Gallery

