

# For Rent, Office, Whole Floor, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 418m²

For Rent : **€ 8,250**

**Description**
For Rent Office In Strovolos,Nicosia
Modern Corporate Environment in a Prime Nicosia District
Experience an elevated, highly practical, and accessible professional lifestyle with this stunning whole-floor office space, perfectly situated on the second floor of a commercial building in the high-status area of Strovolos. Offering an emotionally rejuvenating working environment, this property represents a top-tier corporate proposal and a solid, highly functional asset . Designed for businesses that demand the perfect balance of urban connectivity and professional prestige, the office is located in a high-demand commercial neighborhood known for its immediate proximity to major corporate headquarters and elite business profile. Its strategic position ensures essential daily practicality, providing a secure operational choice in one of the region's most sought-after business hubs, known for its seamless connectivity to both Nicosia city center and the highway network.
Functional Layout & High-Value Commercial Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum corporate functionality. The workspace serves your daily operations perfectly, occupying the entire second floor to ensure absolute privacy and convenience for your team. The professional layout features a dedicated reception area to welcome clients, extending onto covered verandas and an exclusive roof garden that offers the ideal setting for breaks, corporate events, and Mediterranean relaxation. It is flawlessly positioned featuring high-spec security and convenience with a door phone system, providing total peace of mind. The property is fully equipped with air conditioning for optimal climate control. Residents benefit from a dedicated parking space, ensuring an organized and sustainable corporate lifestyle. Built with premium materials, this office meets the highest standards of contemporary urban elegance.
Extensive Property Features
Property Type: Office Space (Whole Floor)
Location: Strovolos, Nicosia
Floor: 9th Floor
Layout: Spacious open areas with a dedicated Reception
Outdoor Space: Exclusive roof garden for corporate wellness
Verandas: Covered verandas for outdoor breaks
Climate Control: Full air conditioning installed
Security: Door phone system for secure access
Parking: Private parking space included
Building: Situated in a professional commercial building
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in Strovolos, the office is surrounded by top-tier infrastructure:
Aretaeio Private Hospital: A major healthcare landmark reachable within 1.0 km.
AlphaMega & Lidl Strovolos: Your primary shopping destinations accessible for your daily routine within 0.8 km.
Ministry of Education: Strategic proximity at 1.5 km for administrative convenience.
Central Bank of Cyprus: A major financial landmark reachable within 1.8 km.
English School Nicosia: A major educational landmark reachable within 1.2 km.
Akropolis Park: A nearby landmark for premier wellness and nature walks situated within 1.0 km.
Strovolos Municipal Hall: Accessible within 1.6 km for essential administrative services.
A1 Highway Interchange: Immediate connectivity within 2.0 km for seamless island-wide travel.
Nicosia City Center: Reachable at 3.5 km, offering 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: **Office**
Website

Status: **Available**

Unit Number: **009**

## Main Features

Property Subtype: **Whole Floor**
Floors Building: **15**

Construction Stage: **Completed**

Furnished: **Unfurnished**

## Area

Internal Area: **316m²** Covered Verandas: **102m²** Covered Area: **418m²**

## Further Details

Water, Electricity, Air Condition

# Gallery











































