



## For Sale & For Rent, Building, Office Building, Nicosia, Strovolos, Agios Dimitrios, 2,282.26m<sup>2</sup>

ESPERIDES BUSINESS CENTER, AGIOS  
DIMITRIOS(Esperidon Str.), STROVOLOS, NICOSIA

For Sale & For Rent

### Description

For Sale: Premium Office Building in Strovolos, Nicosia  
Modern Corporate Environment in a Prime Nicosia District

Experience an elevated, highly practical, and accessible professional lifestyle with this stunning entire commercial office building, perfectly situated in the high-status area of Strovolos, in close proximity to the city center. Offering an emotionally rejuvenating working environment, this property represents a top-tier corporate proposal and a solid, highly functional asset in 2026. Designed for businesses that demand the perfect balance of urban connectivity and professional prestige, 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 Nicosia city center and key administrative centers.

### 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 an impressive total floor area of 5,682.89 sq.m. spread across 9 levels (3 basements, ground level, and 5 upper floors), ensuring absolute privacy, prestige, and convenience for a large-scale enterprise. The professional layout features extensive covered areas, complemented by 306.69 sq.m. of covered verandas and a massive 95.27 sq.m. uncovered veranda on the 5th floor. It is flawlessly positioned to accommodate a large workforce, featuring 55 dedicated private parking spaces across the basements and ground level, providing total peace of mind. The building also incorporates 162.80 sq.m. of dedicated storage space. Built with premium materials, this luxury corporate building meets the highest standards of contemporary urban elegance.

### Extensive Property Features

Property Type: Entire Commercial Office Building

Location: Strovolos, Nicosia (Close to City Center)

Total Floor Area: 5,682.89 square meters

Total Covered Area: 5,587.62 square meters

Layout: 5 upper office floors, ground level, and 3 basement levels

Parking: 55 private parking spaces across 2,835.87 sq.m. of parking area

Storage: 162.80 square meters of dedicated storage space

Verandas: 306.69 sq.m. of covered verandas and 95.27 sq.m. uncovered veranda

Design: Contemporary architecture focusing on maximum corporate functionality

### Nearby Landmarks & Amenities

In a convenient location for a vibrant urban routine in Strovolos, the building is surrounded by top-tier infrastructure:

Acropolis Park: A nearby green lung for wellness activities situated within 0.8 km.

Central Bank of Cyprus: A major financial landmark reachable within 1.0 km.

Ministry of Education: Strategic proximity at 1.2 km for administrative convenience.

English School Nicosia: A major educational landmark reachable within 1.0 km.

Presidential Palace: A major administrative landmark reachable within 1.5 km.

Aretaeio Private Hospital: A major healthcare landmark reachable within 1.8 km.

AlphaMega & Lidl Strovolos: Your primary shopping destinations accessible for your daily routine within 1.5 km.

Nicosia City Center: Reachable in a 5-minute drive (2.0 km), offering the capital's premier professional services.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email [sales@gplazarou.com](mailto:sales@gplazarou.com) to arrange your private viewing!

### Details

Property Type: **Building**

Status: **Available**

[Website](#)

### Main Features

Property Subtype: **Office Building**

Construction Stage: **Under Construction** Construction Year: **2026**

Covered Parking: **55**

Floors Building: **6**



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### Area

Covered Area: **2,282m<sup>2</sup>**

Total Area: **5,683m<sup>2</sup>**

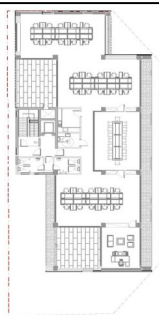
### Further Details

Alarm, Secure Door, Server Room, Water, Electricity, Air Condition



## Gallery





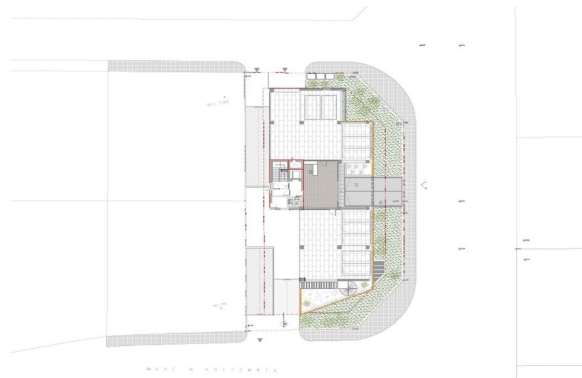
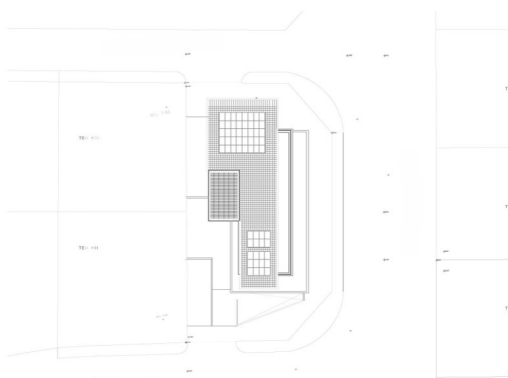
Πρόταση 1 / Proposal 1



Πρόταση 2 / Proposal 2



Πρόταση 3 / Proposal 3



Υπόγειο -1 / Basement -1



Υπόγειο -2 / Basement -2



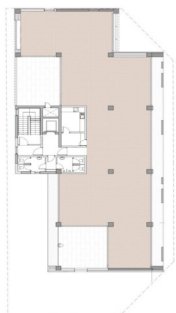
Υπόγειο -3 / Basement -3



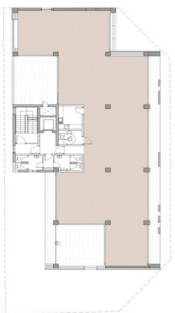
Πρώτος όροφος / First floor



Δεύτερος όροφος / Second floor



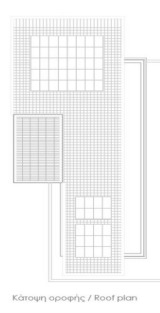
Τρίτος όροφος / Third floor



Τέταρτος όροφος / Fourth floor



Πέμπτος όροφος / Fifth floor



Κάτοψη οροφής / Roof plan