

For Sale & For Rent, Building, Office Building, Nicosia, Strovolos, Agios Dimitrios, 2,282.26m²

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 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**

Area

Covered Area: **2,282m²**
Total Area: **5,683m²**

Further Details

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

Gallery





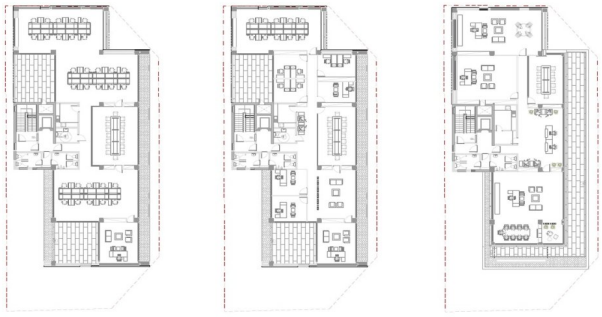


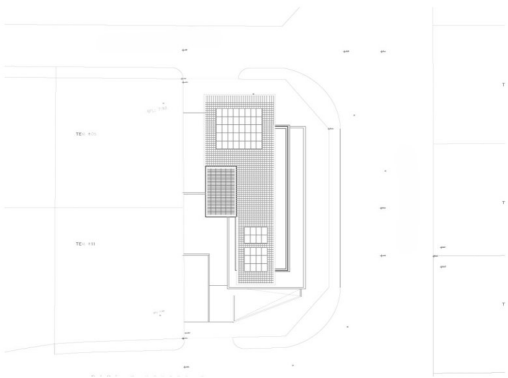


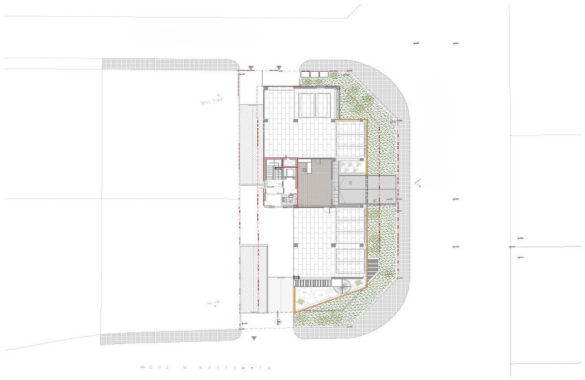







Πρόταση 1 / Proposal 1
Πρόταση 2 / Proposal 2
Πρόταση 3 / Proposal 3

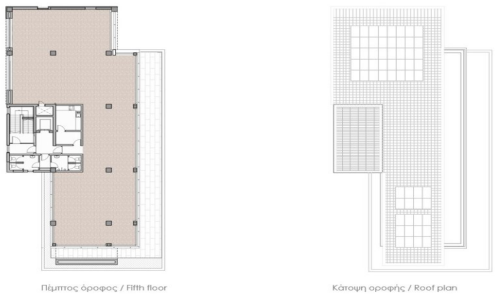





Υπόγαιο -1 / Basement -1
Υπόγαιο -2 / Basement -2
Υπόγαιο -3 / Basement -3


Πρώτος όροφος / First floor
Δεύτερος όροφος / Second floor


Τρίτος όροφος / Third floor
Τέταρτος όροφος / Fourth floor


Πέμπτος όροφος / Fifth floor
Κάτοψη οροφής / Roof plan