

For Sale, Office, Standard Office, Nicosia, Strovolos, Agios Dimitrios

For Sale : **€ 526,000**

Description
Strategic Corporate Investment in Strovolos
Experience an exceptional and highly practical commercial opportunity with this premium whole-floor office, strategically located in the high-potential, bustling commercial core of Strovolos, Nicosia. This property represents a top-tier corporate proposal, offering a solid, high-yielding, and highly functional asset for contemporary business operations or premium commercial investment. Housed on the 2nd floor of an impressive and modern 6-storey commercial landmark, the property is designed for corporations that demand the perfect balance of prestige, absolute operational autonomy, and seamless logistical connectivity. Its strategic position ensures a dynamic business environment, making it a secure choice in one of the capital's most established financial and corporate hubs.
Development Potential & High-Value Commercial Features
The property features a state-of-the-art, comfortable, and highly efficient working space, meticulously structured to meet rigorous contemporary corporate standards. Spanning an entire floor for maximum operational privacy, the space is intelligently split into two distinct functional units, sharing a grand, welcoming reception area that projects corporate excellence. Fully optimized for modern commercial operations and inclusive accessibility, the office features full disabled access, full split-unit air conditioning, high-performance double glazing for superior climate and acoustic isolation, a high-security entrance door, and an integrated video door phone system. The professional interior opens up to spacious covered verandas, providing premium outdoor breakout zones, and includes two dedicated parking spaces for absolute urban convenience.
Extensive Property Features
Property Type: Whole-Floor Commercial Office
Location: Strovolos, Nicosia
Floor: 2nd Floor (6-Storey Commercial Building)
Internal Layout: Split into 2 Independent Functional Units with an Executive Reception Area
Accessibility: Fully Equipped with Disabled Access
Climate Control: Full Air Conditioning Installed
Security & Systems: Secure Entrance Door, Video Door Phone System, and Double Glazing throughout
Verandas: Spacious Covered Verandas
Parking: 2 Dedicated Parking Spaces
Suitable For: Ideal for corporate headquarters, law firms, financial institutions, or high-yield commercial investors seeking a premium turnkey asset
Nearby Landmarks & Amenities
In a convenient location for a vibrant corporate routine in the Strovolos commercial area, the property is surrounded by primary financial, educational, and administrative infrastructure.
The English School is a world-renowned premium educational institution situated within the immediate district.
Aretaeio Hospital is a major private healthcare facility providing essential medical services within a short drive.
Acropolis Park is a major green landmark for outdoor recreation, walking paths, and scenery accessible nearby.
Athalassas Avenue is a primary commercial and financial artery providing immediate access to major corporate headquarters, banks, and networks.
The Presidential Palace is a primary administrative and historical landmark located within the wider area.
Strovolos Municipal Hall is a prominent local civic and administrative destination situated nearby.
The Landmark Nicosia is a high-profile commercial and hospitality landmark situated 2 km away (not a short walk).
Nicosia City Center is the capital's primary professional, cultural, and shopping core reachable within a few minutes.
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: **201**

Main Features

Property Subtype: **Standard Office**
Covered Parking: **2**

Construction Stage: **Unfinished**
Floors Building: **6**

Furnished: **Unfurnished**

Area

Internal Area: **154m²** Covered Verandas: **13m²**

Further Details

Secure Door, Water, Electricity, Air Condition

Gallery







