

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

For Rent : **€ 1,400**

Description
For Rent Whole Floor Office In Strovolos,Nicosia
Strategic Commercial Investment in a Prime Strovolos Hub
Experience an exceptional and high-prestige real estate opportunity with this premium commercial whole-floor office space, strategically located in a high-potential, centrally positioned, and beautifully connected corporate and financial corridor in Strovolos, Nicosia. This property represents a top-tier rental proposal, offering a solid, corporate, and remarkably functional layout for standard business operations or an elite international headquarters. Shifting your enterprise to this professional ecosystem provides an irreplaceable choice for companies targeting absolute corporate prestige, effortless staff operations, and premium executive positioning. Masterfully designed for established businesses, financial services, or digital enterprises seeking a flagship presence in the capital's economic heart, this office workspace ensures a smooth daily routine and a prestigious corporate profile.
Flexible Layout Options & Versatile Office Infrastructure
The property features an exceptionally comfortable, spacious, and highly efficient professional environment, meticulously configured to meet the most rigorous contemporary corporate standards. Offering outstanding versatility, the whole floor is masterfully structured to function as a unified corporate base or it can be easily separated into two independent offices available to rent separately. This modular framework allows businesses to scale their operations organically or sub-lease space if required.
Offered unfurnished as a pristine blank canvas, the workspace guarantees a seamless layout transition for your custom corporate identity. Optimized to support daily corporate logistics and staff comfort, the layout hosts a fully equipped communal kitchen area for breaks and two modern private WCs, ensuring smooth administrative operations during high-intensity work hours.
Complete Business Infrastructure & Secure Logistics
Fully prepared for modern professional operations, the corporate development features a reliable elevator access framework serving the office floor. Elevating its practical utility and resolving city vehicle logistics, the premises include two dedicated underground parking spaces, ensuring absolute weather protection, security, and seamless arrivals for executives or clients. The structure provides total floor autonomy, allowing for independent climate control via full split-unit air conditioning, uninterrupted workflow, and privacy for strategic board meetings.
Extensive Property Features
Property Type: Commercial Office
Listing Type: Available For Rent
Location: Strovolos, Nicosia
Layout Flexibility: Whole floor workspace or adaptable into 2 separate offices for independent rental setups
Kitchen Facilities: 1 Kitchenette Area
Sanitary Facilities: 2 Independent WCs for employee and client convenience
Climate Control: Full Air Conditioning Installed
Access: Reliable Modern Elevator serving the building
Parking: 2 Dedicated Underground Parking Spaces Allocated On-Site
Suitable For: Irreplaceable choice for corporate firms, financial services, legal companies, shipping agencies, or tech startups seeking a private, autonomous, and centrally located flagship corporate floor
Nearby Landmarks & Amenities
Perfectly positioned for a vibrant, high-prestige corporate routine in the core of Strovolos, the premises are surrounded by elite financial institutions, government networks, and transport routes.
The Ministry of Education & Culture and surrounding government administrative departments are situated within the immediate regional network.
Strovolos Avenue & Limassol Avenue are leading high-street commercial and banking networks hosting massive corporate headquarters, retail banks, and elite business services.
The A1 Nicosia-Limassol Highway Transit Route is accessible in less than 2 minutes, ensuring a smooth, rapid transport connection for commuting staff, cross-district operations, and rapid airport logistics.
The Central Bank of Cyprus and primary corporate registry nodes are easily reachable within a brief drive.
Aretaeio Private Hospital & Acropolis Park are premium regional landmarks offering elite medical infrastructure and extensive green spaces nearby.
The Mall of Cyprus & Nicosia General Hospital are primary commercial and healthcare infrastructure destinations located just a short drive away.
Nicosia Commercial Core is reachable within a straightforward 5-minute drive, ensuring instant access to major professional networks and fine dining for client entertainment.
To discover more options in this area, you can browse our complete portfolio of offices for rent in Nicosia directly from our website by clicking the following link:https://gplazarou.com/properties/office-for_rent/in/Nicosia/

Contact G&P Lazarou Estate Agents today at +357 22024949 or email rent@gplazarou.com to arrange your private corporate viewing and technical architectural walkthrough!

Details

Property Type: **Office**
Website

Status: **Available**

Unit Number: **001**

Main Features

Property Subtype: **Whole Floor**
Furnished: **Unfurnished**

Construction Stage: **Resale**
Covered Parking: **2**

Construction Year: **1990**
Floors Building: **6**

Area

Internal Area: **180m²**

Further Details

Water, Electricity, Air Condition

Gallery







