

For Rent, Office, Ground, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 170m²

For Rent : **€ 2,700**

Description
For Rent Premium Ground Floor Medical Office Opposite Aretaeio Hospital, Strovolos, Nicosia
Position your practice in one of Nicosia's most strategic healthcare locations with this exceptional ground-floor commercial office, exclusively available through G&P Lazarou Estate Agents. Ideally situated directly opposite Aretaeio Hospital, this fully configured medical office presents a rare opportunity for doctors, physiotherapists, medical specialists, diagnostic centres, wellness professionals, or healthcare providers looking for a prestigious and highly accessible business address.
Offering 170 sq.m. of internal space, this ready-to-operate office has been thoughtfully designed to meet the needs of modern healthcare professionals. The layout maximises efficiency, privacy, and patient comfort, allowing your practice to begin operating immediately without the need for costly renovations or alterations.
The property features four fully equipped reception desks, 3 bathrooms and a kitchen, creating an efficient patient registration and administration area, together with a spacious waiting room designed to provide a welcoming and comfortable experience for patients and visitors. In addition, the office includes four separate consultation rooms, making it ideal for doctors, physiotherapists, psychologists, dentists, medical specialists, or multidisciplinary healthcare practices operating under one roof.
Its ground-floor location offers excellent accessibility for patients of all ages, including those with mobility challenges, while the property's outstanding visibility and proximity to one of Cyprus' leading private hospitals significantly enhance its commercial appeal. Surrounded by pharmacies, laboratories, medical centres, cafés, banks, and numerous supporting businesses, this location offers everything healthcare professionals need to establish or expand a successful practice.
Whether you are relocating an existing clinic, opening a new medical centre, or searching for a premium office in a high-demand healthcare district, this outstanding commercial property represents an exceptional opportunity in one of Nicosia's most prestigious medical locations.
Nearby Landmarks
• Aretaeio Hospital – directly opposite (approximately 50 m)
• Apollonion Private Hospital – approximately 1.5 km
• Junior School – approximately 1.8 km
• Athalassa National Forest Park – approximately 2.0 km
• Nicosia City Centre – approximately 3.5 km
• Pharmacies, cafés, banks, laboratories and other medical services – within 100–300 m
• Easy access to Limassol Avenue and the motorway – approximately 700 m
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 sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Office**
Status: **Available**
Website

Main Features

Property Subtype: **Ground**
Construction Stage: **Resale**
Construction Year: **2000**
Renovation Year: **2025**
Furnished: **Fully Furnished**
Covered Parking: **3**
Floors Building: **3**

Area

Covered Area: **170m²**

Further Details

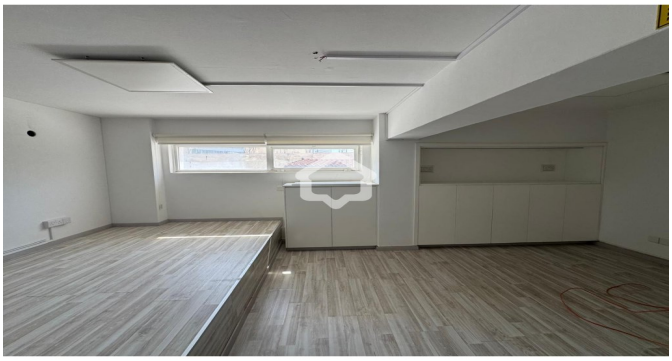
Secure Door, Water, Electricity, Air Condition

Gallery





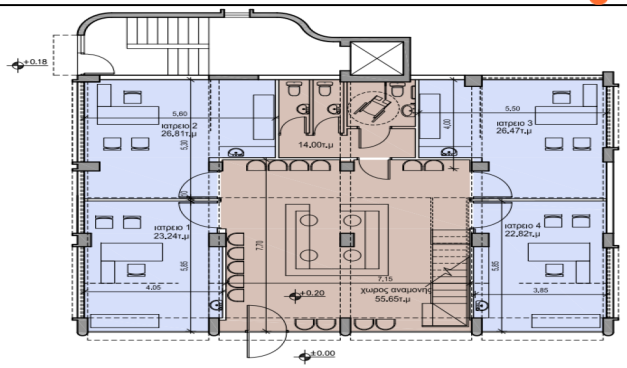











+0.18
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14,00τ.μ
5,50
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26,47τ.μ
ιατρειο 1
23,24τ.μ
ιατρειο 4
22,82τ.μ
4,05
7,15
+0.20
χωρος αναμονης
55,65τ.μ
3,85
±0.00