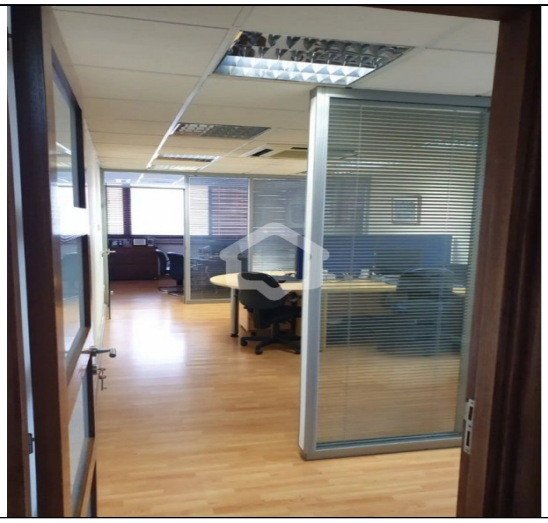

For Sale, Office, Standard Office, Nicosia, Trypiotis

For Sale : **€ 346,000**

Description
For Sale Office In Nicosia
Establish your corporate presence with this exceptional whole-floor office suite for sale in the prime commercial heart of Nicosia. Positioned on the 2nd floor of a well-maintained corporate center, this spacious floor layout underwent a total modernization and renovation in 2020. Delivering high architectural aesthetics combined with heavy-duty IT infrastructure, this property represents a turn-key operational asset for international audit firms, legal practices, tech hubs, or high-profile corporate agencies requiring an immediate footprint in the capital's central business district.
High-Functionality Executive Footprint & Spatial Layout
Every square meter of this commercial floor has been intelligently zoned to manage high-volume client arrivals while maintaining internal team privacy:
Dedicated Reception Pavilion: Features a welcoming, high-impact reception foyer at the main entrance to greet clients and direct internal traffic effortlessly.
5 Independent Executive Suites: Divided into 5 separate private rooms (ideal for executive offices, boardrooms, client presentation suites, or department team pods).
Turnkey Furnished Canvas: Fully outfitted with modern executive desks, ergonomic chairs, and custom boardroom setup—making it completely furnished and ready for immediate business operations without post-purchase friction.

Dedicated Server Room: Includes an independent, climate-controlled server room engineered to keep your corporate IT infrastructure, networking racks, and digital hardware safe and organized.
Internal Support Facilities: Outfitted with 1 executive WC facility and a private staff kitchenette for daily office catering and coffee breaks.
Architectural Finishes, Climate Engineering & Office Automation
Premium Parquet Flooring: Outfitted with durable, elegant parquet flooring across all private suites and hallways, elevating the overall professional aesthetic.
Acoustic Suspended Ceilings: Outfitted with professional suspended ceilings featuring integrated recessed lighting, facilitating easy cable routing and maintaining superior acoustic insulation across all rooms.
Light Control & Blackout Blinds: Fitted with heavy-duty blackout blinds on external glass facades, guaranteeing light management for digital presentations and maintaining thermal efficiency.
Total Climate Engineering: Fully outfitted with high-capacity air conditioning climate units across all offices for rapid cooling during summer and uniform warmth in winter.
Secure Logistics & Rare Urban Parking Provisions
Exceptional Vehicle Logistics: Includes 5 allocated parking spots assigned directly to the unit—a crucial and exceptionally rare asset in central Nicosia that guarantees hassle-free parking for executives and visiting VIP clients.
Vertical Mobility: Serviced by a smooth, modern, and secure elevator system, ensuring easy, step-free access from the ground-level parking straight up to your 2nd-floor private office.
Property Features
Property Type: Whole-Floor Commercial Office (2nd Floor)
Listing Type: Available For Sale
Location: Central Business Corridor, Nicosia
Renovation Status: Fully Renovated in 2020 to High Standards
Interior Layout: Reception Area + 5 Separate Private Rooms
IT Infrastructure: Dedicated Server Room Installed
Flooring & Ceilings: Parquet Flooring & Integrated Suspended Ceilings Throughout
Furnishing: Fully Furnished with Executive Office Furniture
Window Treatments: High-Spec Blackout Blinds Included
Facilities: 1 WC & Dedicated Kitchenette
Climate Systems: Full Air Conditioning Installed Throughout
Building Amenities: Modern Secure Elevator Access
Logistics & Parking: 5 Allocated Private Parking Spots Included
Nearby Landmarks & Amenities
Perfectly anchored within Nicosia's primary administrative, financial, and corporate matrix at these exact coordinates, the office offers unmatched city connectivity:
Central Government Ministries & High Court Corridor are located just minutes away, establishing maximum operational convenience for legal, audit, and administrative firms.

Primary Commercial High Streets (Griva Digeni Avenue & Prodromou Avenue) are accessible in seconds, placing corporate banking centers, international audit firms, luxury fitness facilities, and business hotels at your doorstep.
Elite Dining & Corporate Hospitality: Surrounded by a curated selection of gourmet bakeries, franchise coffee bars, and fine-dining restaurants ideal for corporate lunches and client entertainment.
The Pedieos River Linear Park: Located nearby, providing a scenic green area for peaceful outdoor breaks and quick afternoon walks.
To discover more offices for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/properties/office-for_sale/in/Nicosia/sort_by/website_listing_date/sort_direction/desc/
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: **Standard Office**
Construction Stage: **Resale**
Construction Year: **1975**
Renovation Year: **2020**
Furnished: **Fully Furnished**
Covered Parking: **5**
Floors Building: **5**
Floor Type: **Parquet**

Area

Internal Area: **185m²**

Further Details

Water, Electricity, Air Condition

Gallery



