

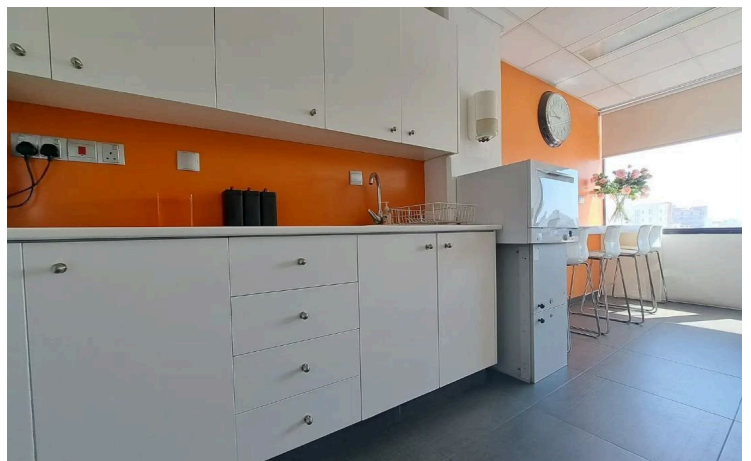
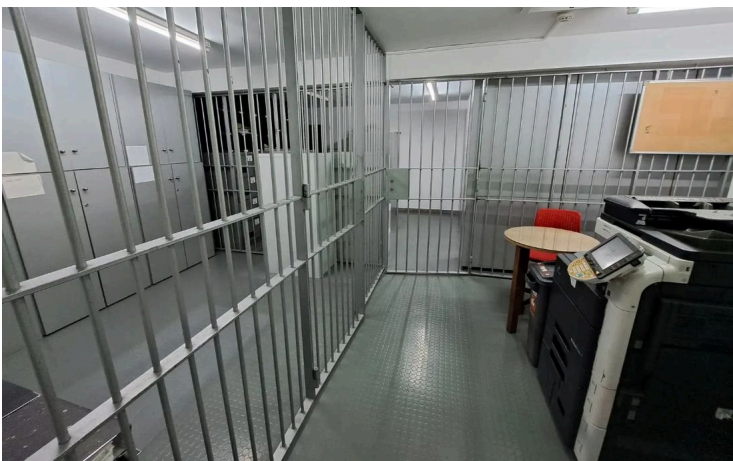
#67344

# Premium Office Space in the Heart of Nicosia for SALE

📍 Nicosia's City Center, Nicosia

€770,000





ΠΡΟΣΟΧΗ/ATTENTION

Πληροφορίες όπως τιμές ακινήτων και/ή διαθεσιμότητα ακινήτων που επισυνάπτονται στην ιστοσελίδα μας δεν είναι δεσμευτικές και δίνεται να


# Overview

## Specifications

Covered

 **372 m<sup>2</sup>**

Type	<b>Office</b>
Toilets	<b>2</b>
Status	<b>Key ready</b>
Year of construction	<b>1990</b>

Title deed	<b>Yes</b>
Structure	<b>Concrete</b>
Energy efficiency rating	 <b>Certificate expected</b>

## Description

Very elegant office space in a prime location on Makarios Avenue, one of Nicosia's most vibrant business hubs. Surrounded by offices, retail outlets, cafes, and restaurants, it offers an ideal setting for professionals seeking a prestigious workspace.

Spanning an impressive 372 square meters, this office is thoughtfully designed with a blend of private and open-plan areas, providing a spacious and comfortable work environment. The layout is carefully structured to balance privacy with collaborative spaces, ensuring functionality, efficiency, and a refined atmosphere.

**Reception & Waiting Area:** A welcoming and professional space for greeting clients and visitors.

**Open-Plan Workspace:** Flexible workstations that promote teamwork and collaboration.

**Private Offices:** Six generously sized private offices, ideal for senior executives or department heads.

**Conference Facilities:** Large and small meeting rooms to accommodate discussions of various sizes.

**Secure Strong-Room Storage:** A reinforced storage area for safeguarding confidential documents and valuables.

**Dedicated Server Room:** A server room with structured cabling to support advanced IT and networking needs.

**Kitchen & Restrooms:** A fully equipped kitchen and multiple restroom facilities for staff convenience.

### Additional Amenities

**Shared Lift Lobby:** Limited to just one neighboring office, ensuring privacy and exclusivity.

**Parking:** Three designated basement parking spaces, with additional paid parking options available.

**2 Entrances:** Two separate entry points on opposite sides of the building for easy access by staff and clients.



# Additional information

## Facilities

Aircondition, Split system

Elevator

Parking, Covered

## Features

Alarm system

Country view

Double glazing

Earthquake-resistant structure

Easy access to main roads

Kitchen

Near amenities



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