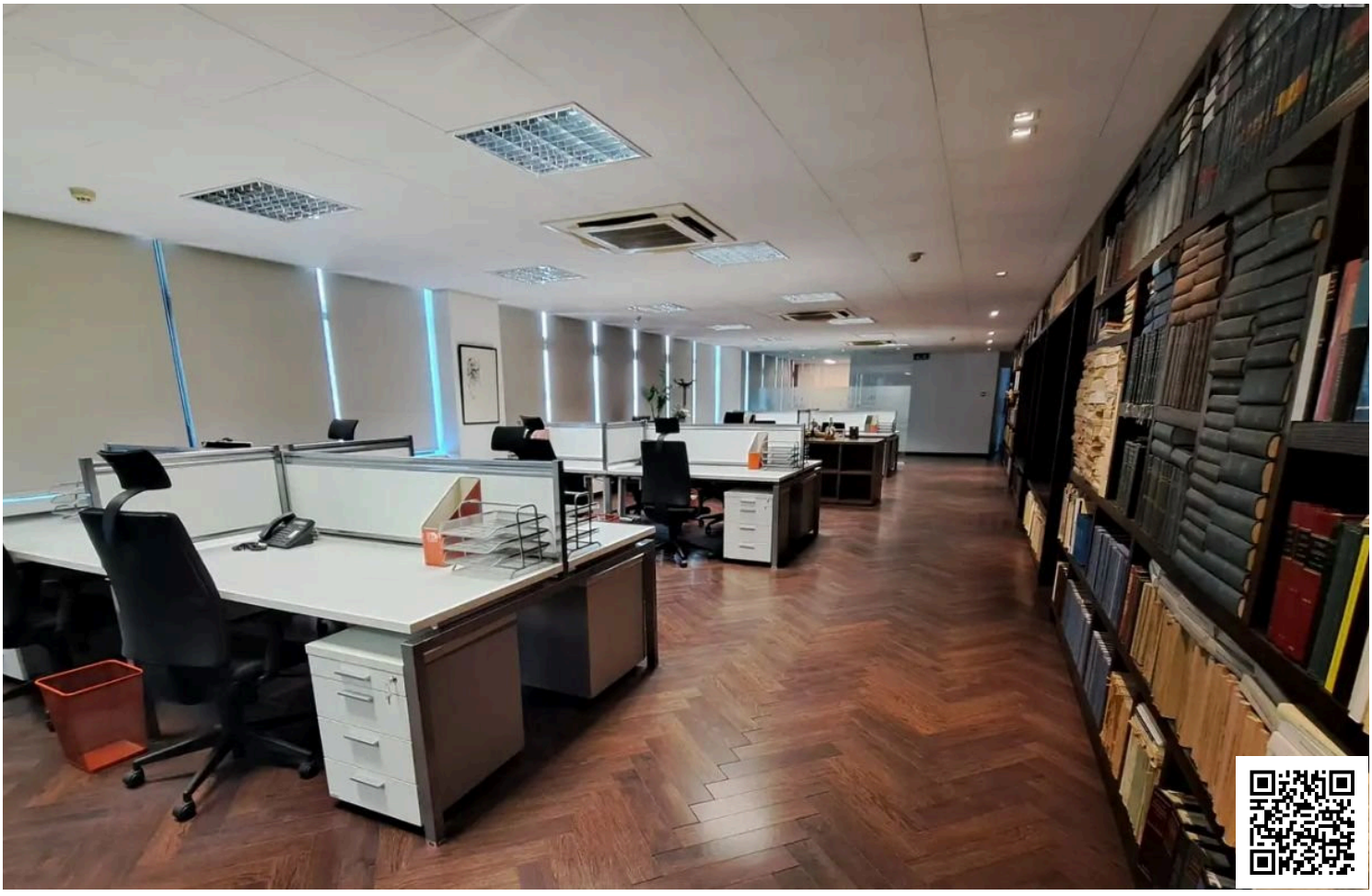
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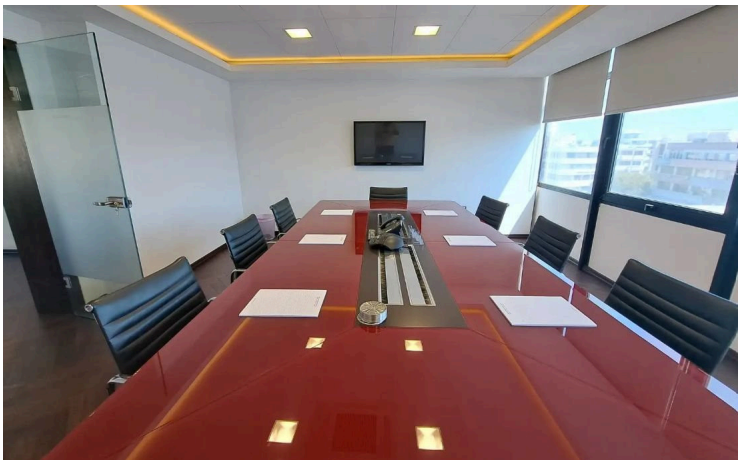
Premium Office Space in the Heart of Nicosia for SALE

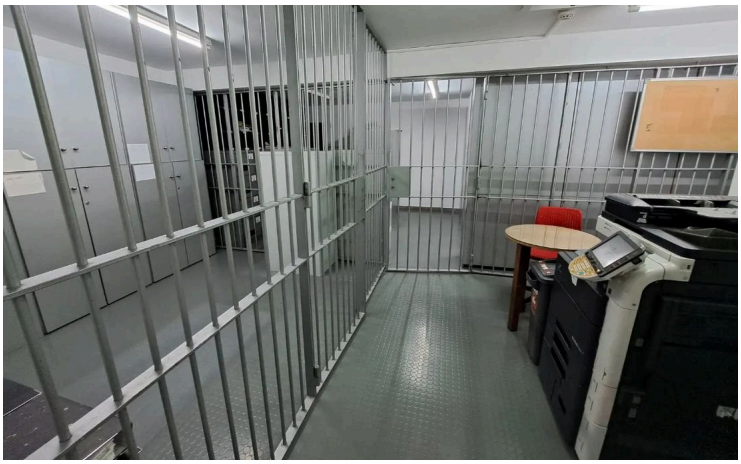
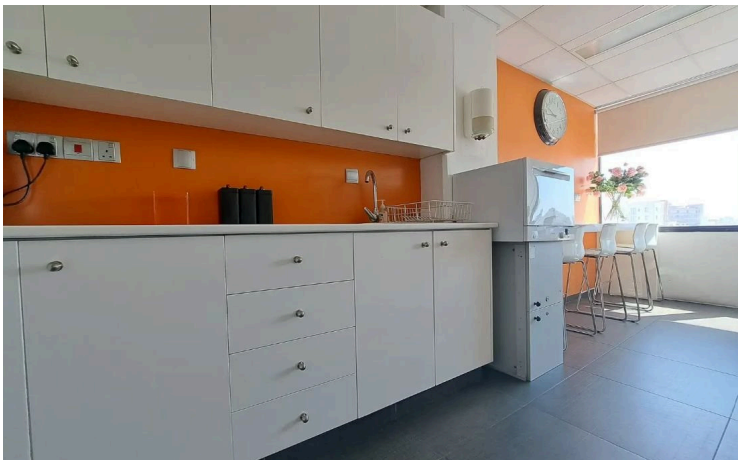
Nicosia's City Center, Nicosia

€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 m²

Type	**Office**	Title deed	**Yes**
Toilets	**2**	Structure	**Concrete**
Status	**Key ready**	Energy efficiency rating	Certificate expected
Year of construction	**1990**		

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.

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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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