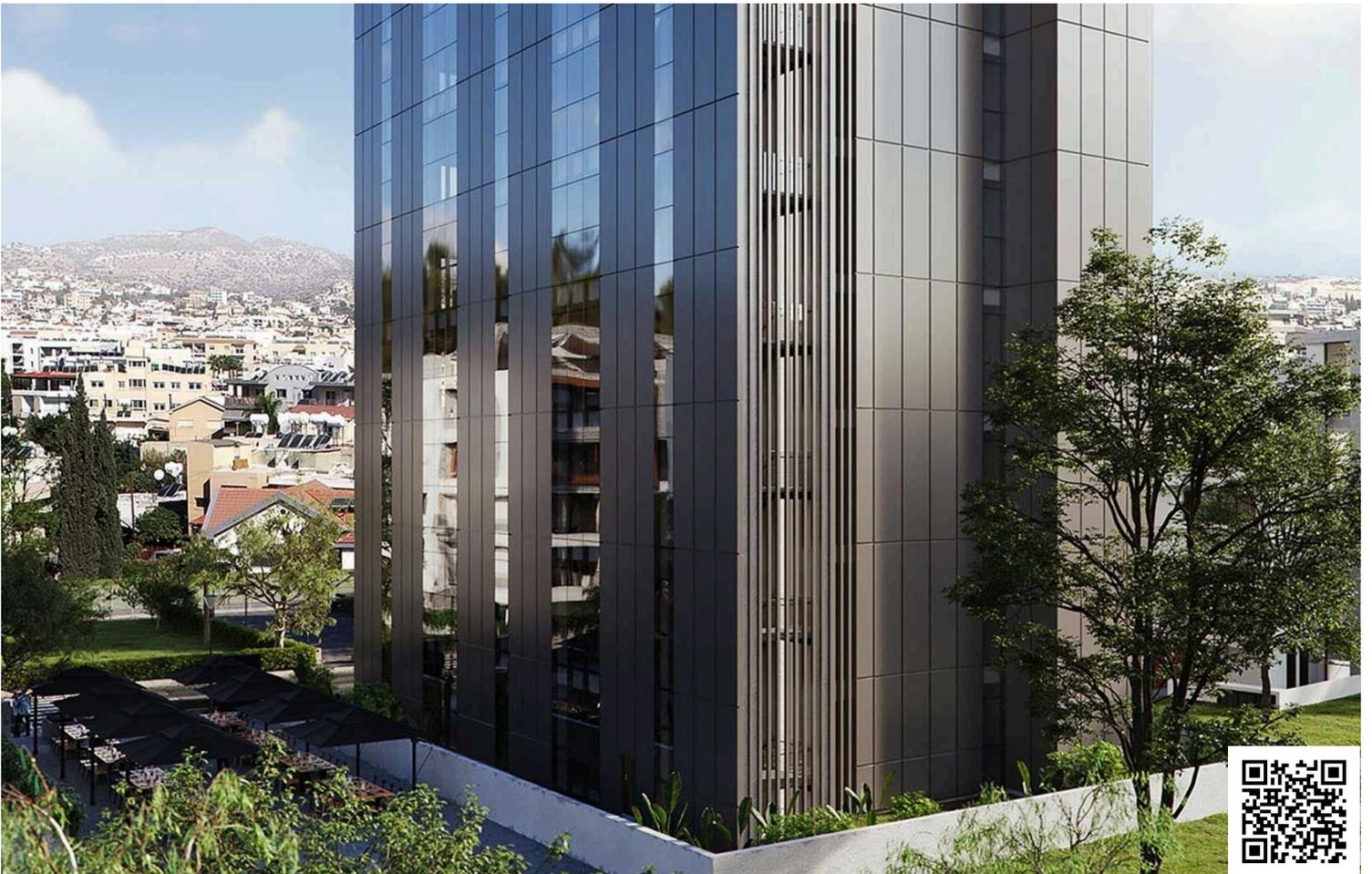


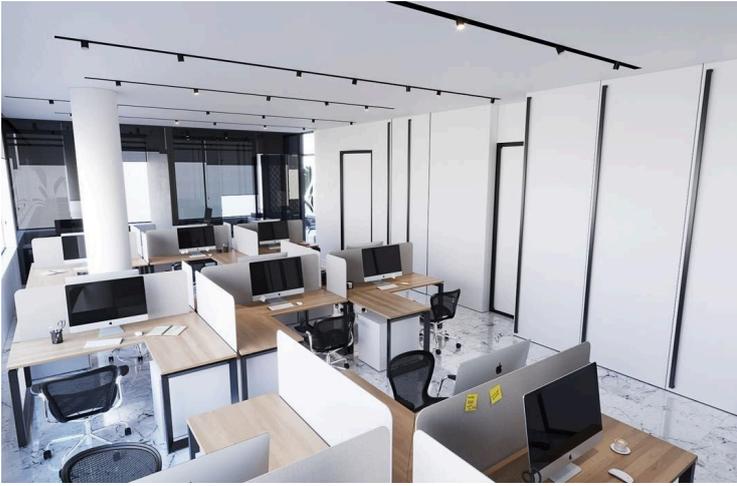
179426

# LUXURY OFFICE FOR SALE IN NICOSIA CITY CENTER

 Nicosia Center, Nicosia

**€865,000** +VAT





# Overview

## Specifications

Covered

 132 m<sup>2</sup>

|                   |                         |
|-------------------|-------------------------|
| Type              | <b>Office</b>           |
| Covered veranda   | <b>35 m<sup>2</sup></b> |
| Uncovered veranda | <b>0 m<sup>2</sup></b>  |

|                          |  |
|--------------------------|--|
| Status                   | <b>Off plan</b>  |
| Energy efficiency rating |  <b>A</b> |

## Description

This project is situated right at the heart of Nicosia, located on a pedestrian plaza, a mere 20-meter distance from Makarios Avenue, the main and biggest commercial street in Nicosia, currently undergoing a serious upgrade with shops, restaurants, hotels and many other amenities. This development is also a 5-minute walk to Ledras street and Eleutheria's Square, as well as located at a 100-meter distance from the biggest public parking in Nicosia.

This brand new property provides high-ceilings and advanced technology provision, intelligent design, while shell & core or fully finished unit is optional.

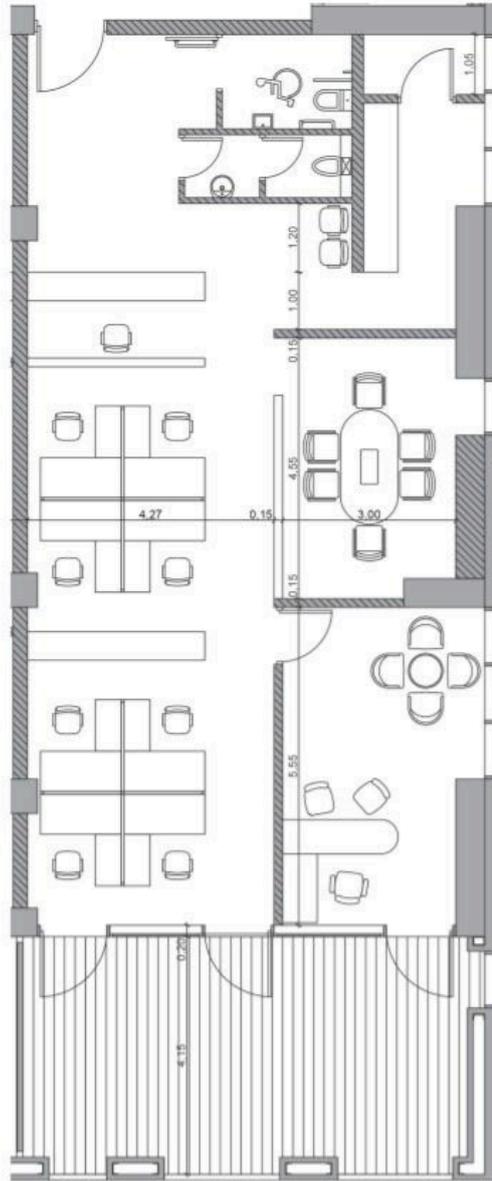
Stunning individual office in a commercial building with common spaces including a Lobby with driveway.

Underground parking spaces available.

Estimated Delivery: January 2024



# Floor plans



FLOOR 2  
202



# Additional information

## Facilities

Aircondition, Provision

Elevator

Parking, Underground

## Features

Business facilities

City view

Connected to electric mains

Double glazing

Earthquake-resistant structure

Easy access to main roads

Excellent condition

Heart of city center

High ceilings

Lobby

Main road

Near amenities

Near public transport

Raised floors

Sound insulation

Veranda

## Contact us



### Office Properties

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