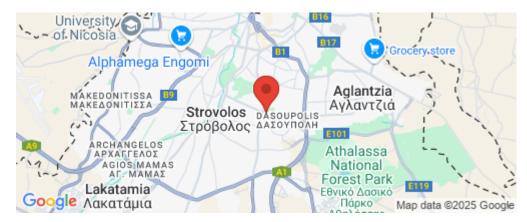
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## 237m<sup>2</sup> Building for Rent in Strovolos, Nicosia District

Presenting an exceptional opportunity for commercial leasing in the thriving Leoforos Athalassas area, this under-construction commercial office building promises a prime business address. Boasting 237 sq.m. of meticulously planned space in a residential zone, this property is set to redefine the standards of corporate elegance.



The building, with an impressive A-grade energy certificate, reflects a commitment to sustainability and modernity. Its strategic location in Leoforos Athalassas ensures excellent visibility and accessibility, making it an ideal choice for businesses seeking a prestigious and convenient address.

The contemporary design of the office space emphasizes ...

Property Info		Plot / Area Info	Additional info		
Covered Area	237		Reference Number	686396	
Energy Efficiency	Α		Property type	Building	
Amenities	Location				
	Location: Strovolos	Region: Nicosia			
	Coordinates: <b>35.1453408 / 33.3610078</b>				



#### **Price: €4 900 + VAT**

VAT for this property is €497 or €931. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee Price per SQM	~€73.50 €21.00/m²	Common expenses	None
Repres	entative: Centur	y 21			
Registratio	n number	1141	Email	info@c21cy.com	
License nui	mber	110/E	Legal name	N/A	

Phone: +35725267979

### **Price change history**

€4 900 on May 3, 2024

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