

## 626m<sup>2</sup> Office for Rent in Strovolos, Nicosia District

Prime Office Spaces for Rent – Limassol Avenue, Nicosia



### General Description

Ready to move in, these premium office spaces are situated on Limassol Avenue, one of Nicosia's most prestigious business addresses.

Positioned opposite the Police Headquarters and adjacent to the head offices of Cyprus's leading organizations — including major banks, insurance firms, and international corporations — this location offers unparalleled visibility, accessibility, and prestige.

Designed to meet the highest professional standards, the building provides a flexible layout suitable for companies of any scale, ensuring an inspiring and efficient work environment.

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### Property Info

Covered Area	<b>626</b>
Covered Veranda	<b>349</b>
Uncovered Veranda	<b>118</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>14</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>7553</b>
Property type	<b>Office</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>

### Amenities

- Parking

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.1470375 / 33.3739219**

## Price: €6 100 + VAT

VAT for this property is **€954** or **€1,159**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€6 100 on Sep 10, 2024





