### 418m<sup>2</sup> Office for Rent in Strovolos, Nicosia District

Luxurious and modern brand new office floor (9th floor) set on a tower which comprises 14 floors located in a main road of Strovolos. It has excellent location and offers easy access to the highways that connect it to the rest of Cyprus, along with its central location with reference to the island's capital it is ideal for commercial activities. In addition, it is close to all amenities and services. In general various main features of the tower are outstanding energy efficiency, air conditioning, soundproofing technology, controlled entrances and exits, CCTV systems and a private roof garden.

Property Info	Plot	/ Area Info Additio	nal info
Covered Area	418	Referen	ce Number <b>11373</b>
Covered Veranda	102	Propert	y type <b>Office</b>
Floor Number	9	Conditio	on Brand New
Total Number of Floo	rs <b>14</b>	Constru	ction Year 2023
Air Conditioning	All rooms, Yes	View	City view
Amenities	Location		

Location: Strovolos Region: Nicosia



#### Price: €8 250 + VAT

VAT for this property is €1,153 or €1,568. 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	None	Common expenses	None
		Price per SQM	€20.00/m²		

### **Representative: G&P Lazarou Estate Agents**

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License number	442/E	Legal name	G&P Lazarou Estate Agents Ltd

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#### **Price change history**

€8 250 on Apr 30, 2025

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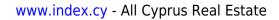












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