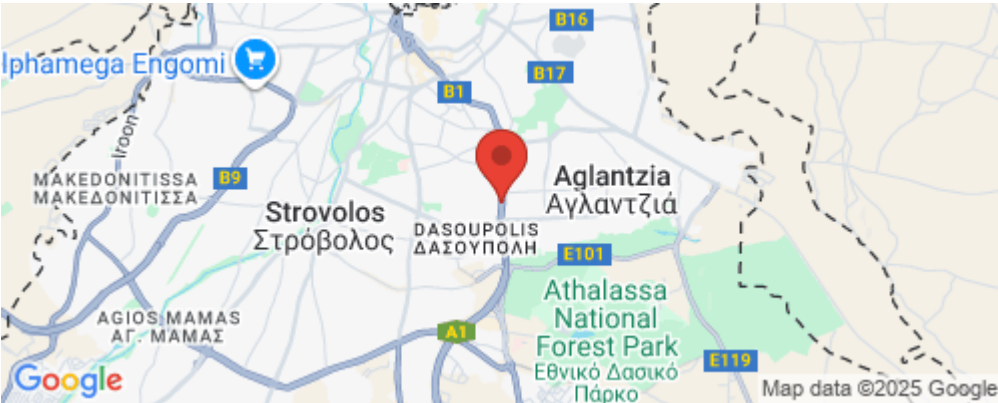


277m² Office for Rent in Strovolos, Nicosia District

Discover a modern office space now available for rent in Strovolos. This key-ready property boasts an impressive 277 m2 of internal space, situated on the 1st floor of a 14-story building equipped with a convenient elevator. Built in 2025, the office features contemporary design elements and an energy efficiency rating of A, ensuring a sustainable and cost-effective working environment.



Strovolos is known for its vibrant community atmosphere and strategic location. The area offers a mix of residential and commercial spaces, making it an ideal hub for businesses. With close proximity to a variety of amenities, including cafes, restaurants, and retail shops, you'll find everyth...

| Property Info    |                | Plot / Area Info                               |              | Additional info  |           |
|------------------|----------------|--|--------------|------------------|-----------|
| Covered Area     | 277            | Parking  | Covered, Yes | Reference Number | 26070     |
| Air Conditioning | All rooms, Yes |  |              | Property type    | Office    |
|                  |                |  |              | Condition        | Brand New |
|                  |                |  |              | View             | City view |
| Amenities        |                | Location                                       |              | Region: Nicosia  |           |
| • Elevator       |                | Location: Strovolos                            |              |                  |           |
|                  |                | Coordinates: 35.146917257213 / 33.374040186918 |              |                  |           |

## Price: €6 100 + VAT

VAT for this property is **€697** 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>€22.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€6 100 on Apr 30, 2025





