

## 200m<sup>2</sup> Office for Rent in Strovolos, Nicosia District

Available from 01/01/2026 – offered either furnished or unfurnished.



A second-floor office in a prominent multi-storey commercial building located at one of the most central and easily accessible junctions in Nicosia, where Acropoleos Avenue meets Athalassas Avenue.

This whole-floor office space offers a total area of 200 m<sup>2</sup>, featuring:

- 2 toilets
- Fully equipped kitchen
- 3 dedicated parking spaces

The building is fully insured, including public liability insurance.

Architecturally, the exterior is clad with aluminium composite panels (Alucobond), reflecting a modern and professional aesthetic. The property comprises four flo...

### Property Info

Covered Area	<b>200</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Location

**Location:** Strovolos  
**Coordinates:** **35.145810170501 / 33.359652767056**

Region: **Nicosia**

### Additional info

Reference Number	<b>9951</b>
Property type	<b>Office</b>
Condition	<b>Brand New</b>
Construction Year	<b>2012</b>

### Amenities

- Elevator

## Price: €2 500 + VAT

VAT for this property is **€213** or **€475**. 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>€13.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€2 500 on Nov 8, 2025





