

## 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**

### Additional info

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

### Amenities

- Elevator

Region: **Nicosia**

## 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>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€2 500 on Nov 8, 2025



