



Luxury Showroom / Office for Rent - Prime Limassol Avenue, Nicosia

For Rent : **€ 7,000**

Description

Position your business in one of Nicosia's most prestigious commercial locations. This exceptional showroom and office space is situated on Limassol Avenue, at the main entrance of the capital, offering outstanding visibility, accessibility, and proximity to major corporate and governmental institutions.

Property Highlights

Total Net Area: 255 sq.m.
Configuration: Ground Floor Showroom with Mezzanine
Spacious open-plan layout with flexibility for private offices and meeting rooms
Impressive 270° views and natural light from multiple orientations
High-specification construction and modern finishes
Thermal and acoustic insulation
Low maintenance costs
Fully accessible for persons with disabilities (ADA compliant)

Features & Facilities

Reception / entrance area
Flexible office partitioning options
Dedicated server and printing/copier area
2 WCs (including 1 accessible WC)
Hot and cold water supply
Window blinds installed
Raised flooring with structured cabling infrastructure
VRV air-conditioning system throughout (heating & cooling)
5 dedicated parking spaces for the showroom (2 ground floor & 3 basement)
Private storage room

Prestigious Business Location

Located in the heart of Nicosia's business district, within immediate proximity to numerous multinational companies, professional firms, and government departments

Details

Property Type: **Retail**

Status: **Pending**

[Website](#)

Main Features

Property Subtype: **Showroom**

Construction Stage: **Completed**

Construction Year: **2009**

Bathrooms: **3**

Furnished: **Unfurnished**

Covered Parking: **3**

Uncovered Parking: **2**

Area

Internal Area: **255m²**

Energy & Heating

Energy Efficiency Grade: **Pending Certification**

Further Details

Storage Space, Air Condition

Gallery

