



Office Space for Rent - Limassol Avenue, Nicosia

For Rent : **€ 3,000**

Description

Located on the 1st floor of a prestigious commercial building on Limassol Avenue, this modern office space offers an exceptional working environment in one of Nicosia's most sought-after business locations. Positioned at the entrance of the capital and within the city's main business district, the property provides excellent accessibility and corporate prestige.

Property Highlights

- Net Office Area: 170 sq.m.
- Entire floor office space with efficient open-plan layout
- 2 WC (1 for disabled)
- Panoramic 360° visual exposure and abundant natural light
- High-quality construction and premium specifications
- Thermal and acoustic insulation
- Low maintenance costs
- Fully accessible for persons with disabilities (ADA compliant)

Features

- Flexible open-plan workspace suitable for a variety of business needs
- Potential for partitioning into private offices and meeting rooms
- Blinds on the windows
- Raised floor with structured cabling
- VRV Units in all areas for air conditioning throughout the office
- Extra space for server & printing equipment (with air condition units)
- Modern infrastructure and professional working environment
- Excellent visibility and corporate presence
- 3 dedicated parking spaces located in the 1st basement level
- 1 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: **Office**

Status: **Pending**

[Website](#)

Main Features

Property Subtype: **Whole Floor**

Construction Stage: **Completed**

Construction Year: **2009**

Furnished: **Unfurnished**

Covered Parking: **3**

Area

Internal Area: **170m²**

Energy & Heating

Energy Efficiency Grade: **Pending Certification**

Further Details

Storage Space, Server Room, Air Condition

Gallery



