



Whole Top-floor Office space in Agios Dimitrios, Strovolos, Nicosia.

For Sale : **€ 1,200,000**

Description

Executive 740sq.m. office space situated in a strategic location in Agios Dimitrios, Strovolos, Nicosia.

 Property Highlights:
 • Total Internal Area: 740sq.m.
 • Covered Veranda: 1sq.m.
 • Uncovered Veranda: 96sq.m.
 • Floor: First floor (top floor) of a commercial building
 • Parking: Six dedicated parking spaces (No. 2,3,5,6,7,8)

 Financial Performance:
 • Rental Yield: 4%
 • Lease Terms: Current lease agreement until 26/03/2028, with an option to renew for an additional two years (Rental Yield: 6%) until 26/03/2030 at a fixed, pre-agreed rate.
 For any subsequent renewals after 26/03/2030, the rent will increase by 7% annually.

 Internal Layout:
 The workspace features a professional reception area, a conference room, multiple private offices, a fully equipped kitchenette, toilet, and both covered and uncovered verandas.

 Location:
 • Direct frontage onto Athalassas Avenue
 • Approximately 30m northwest of the Acropolis Fire Station
 • Approximately 100m northwest of the EOA premises

 There is a separate title deed for this property.

 Pending issuance of Energy Performance Certificate.

Details

Property Type: **Office**

Status: **Available**

[Website](#)

Main Features

Town Planning Zone: **Commercial**
WC Bathrooms: **1**

Construction Year: **1984**
Kitchens: **1**

Bathrooms: **1**
Furnished: **Unfurnished**

Area

Covered Area: **740m²**

Gallery

