


# Commercial Building in Strovolos, Nicosia

For Sale : **€ 1,500,000**

**Description**
Ground floor: Lobby area, open plan office space, 1 conference / 1 meeting room, directors office, toilets and disabled W.C areas of total area of 240m2 and 2 parking spaces in the rear.
Mezzanine: Filing/archive room, guest toilets and kitchenette with cafeteria, and server room of total area 154m2

1st Floor: Total gross area of 240m2 divided into manager offices, open plan offices, 2 sets of toilets and kitchenette.

Basement/Parking: 13 parking spaces, storage areas, mechanical room of total gross area of 374m2
A total of 15 parking spaces.

Future development: A planning permit has been granted securing the unutilized building density for two additional floors of approximately 439m2 covered area.

Networking and communication system: Incorporating a server room and CAT6 structured cabling throughout the building.

## Details

Property Type: **Building**
Website

Status: **Available**

Unit Number: **1**

## Main Features

Property Subtype: **Commercial Building**

Construction Stage: **Resale**

Construction Year: **2020**

## Area

Plot Area: **490m²**

Total Area: **1,008m²**

## Energy & Heating

Energy Efficiency Grade: **B+**

## Further Details

Storage Space

# Gallery
















