

# Commercial Building in Strovolos, Nicosia

For Rent : **€ 8,350**

**Description**
Prime Office Spaces for Rent – Limassol Avenue, Nicosia
General Description
Ready to move in, these premium office spaces are situated on Limassol Avenue, one of Nicosia's most prestigious business addresses.
Positioned opposite the Police Headquarters and adjacent to the head offices of Cyprus's leading organizations — including major banks, insurance firms, and international corporations — this location offers unparalleled visibility, accessibility, and prestige.
Designed to meet the highest professional standards, the building provides a flexible layout suitable for companies of any scale, ensuring an inspiring and efficient work environment.
Alternative option: the entire tower is available for sale, offering an exceptional investment opportunity in a landmark business property in the capital.
Design & Architecture
The building's architecture reflects modern corporate sophistication, featuring clean lines, glass façades, and functional design tailored for productivity and comfort.
Spacious interiors and high ceilings allow for efficient use of space and natural lighting throughout all working areas.
Highlights:
Contemporary façade with panoramic city views
Premium-grade construction and finishing
High-speed elevators and secure controlled access
Energy-efficient glazing and insulation
Dedicated reception and lobby area for visitors
Interiors & Facilities
Each office space is designed to accommodate both open-plan workspaces and private executive suites, allowing full flexibility for layout customization.
Elegant flooring, suspended ceilings, and advanced lighting systems ensure a professional and comfortable environment.
Key Facilities:
Ready-to-move-in spaces with modern finishes
Central VRV air-conditioning system
Fiber optic internet and IT infrastructure
Fully equipped kitchenette and restrooms on each floor
Designated parking for tenants and visitors
24/7 building access and security system
Location
Located in the heart of Nicosia's business district, the property benefits from direct access to key government offices, banks, embassies, and major corporate headquarters.
The surrounding area is served by excellent transport links, cafés, and dining venues, making it ideal for both employees and clients.
Location Advantages:
Prestigious Limassol Avenue address
Direct access to city center and main highways
Surrounded by leading financial and corporate institutions
High-profile location ensuring business visibility
Investment & Business Value
These offices present a rare opportunity to establish your business in the most recognized corporate corridor of Nicosia.
Whether leasing individual floors or acquiring the entire building, this address delivers long-term investment stability, prestige, and high rental demand from top-tier tenants.
This property represents the pinnacle of professional excellence in Cyprus's business capital — combining strategic positioning, elegant design, and enduring value in one landmark address.

## Details

Property Type: **Office** Status: **Available** Unit Number: **8**
Website

## Main Features

Property Subtype: **Standard Office**
Construction Stage: **Resale**
Construction Year: **2025**
Covered Parking: **5**
Floors Building: **14**

## Area

Internal Area: **320m²**
Covered Verandas: **105m²**
Covered Area: **320m²**
Uncovered Area: **105m²**
Total Area: **425m²**

## Energy & Heating

Energy Efficiency Grade: **Not Required**

# Gallery











