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Real estate

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

€ 1,200,000

Strovolos, Nicosia

TYPE	BATHROOMS	AREA	REFERENCE
Office	**1**	**740 m²**	**CY-APT-2026-00019**

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.

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