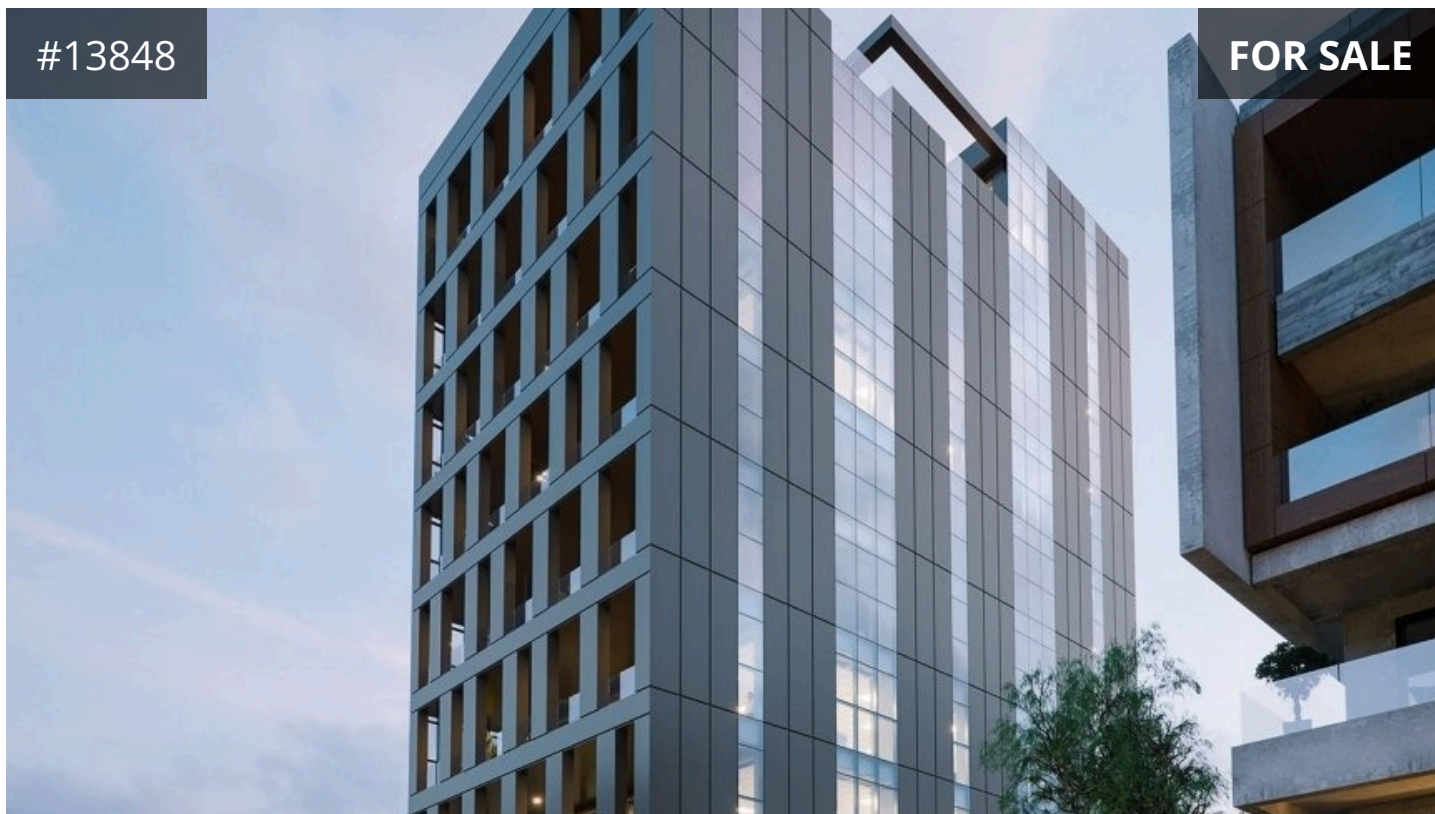


#13848

FOR SALE



## Nicosia, Nicosia, City Centre

217.8 m<sup>2</sup> Covered

### Description

€865,000 <sup>+VAT</sup>

- Located in Nicosia's City Centre - on a pedestrian plaza, a mere 20-meter distance from Makarios Avenue, the main and biggest commercial street in Nicosia, currently undergoing a serious upgrade with shops, restaurants, hotels and many other amenities.
- This development is also a 5-minute walk to Ledras street and Eleutheria's Square, as well as located at a 100-meter distance from the biggest public parking in Nicosia.
- On the 2nd floor of an 8-storey building
- Masterful design and state of art construction
- Comprised of 2 offices in each floor (Total number of offices: 16 offices)
- Sheathed in high-performance materials and provisions for a productive and efficient work environment.
- The building comes complete with high-ceiling offices (3.20m) and advanced technology, whether the buyer opts for shell & core or fully finished units, making the best use of sprawling common spaces and stunning individual offices.

|                                 |                      |
|---------------------------------|----------------------|
| <b>TYPE</b>                     | Office               |
| <b>BATHROOMS</b>                | 2                    |
| <b>COVERED</b>                  | 217.8 m <sup>2</sup> |
| <b>STATUS</b>                   | Under construction   |
| <b>ENERGY EFFICIENCY RATING</b> | A                    |
| <b>YEAR OF CONSTRUCTION</b>     | 2024                 |
| <b>TITLE DEED</b>               | Yes                  |