

#17981

FOR SALE



## Nicosia, Dimos Strovolou

346 m<sup>2</sup> Covered

### Description

€972,000 <sup>+VAT</sup>

Brand new office for sale in Nicosia. Located in the heart of the business center of the city. The building consists of five levels and two basements. On the ground floor are three shops with mezzanine. The rest of the building, with separate entrance, lobby area and elevator, consists of five floors with comfortable office spaces.

- The offices have kitchen, toilets and covered verandas and can be divided into separate offices, meeting rooms and reception areas.
- The offices in the building have thermal and sound insulation, VRV system, security system, fire alarm system, fiber-optic cables, high quality raised floor, and controlled access system at building entrance.
- Provision for smart building automations, CCTV Security cameras, structured cabling, security system
- Central CCTV surveillance system to cover the building's external areas, underground car park and the reception area
- Electric powered metal sunshades

<b>TYPE</b>	Office
<b>COVERED</b>	346 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>	Land

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