

#23294

FOR RENT



## Nicosia, Lykavitos

94 m<sup>2</sup> Covered

### Description

Brand new ground floor shop/office for rent in Lykavittos, Nicosia. Located in the heart of the business center of the city. The building consists of five levels and a basement, ground floor with shop/office and four floors with comfortable office spaces which can be divided according to the space needed by each business.

The shop on the ground floor has an open space and a toilet.

- Total covered shop area: 94m<sup>2</sup>
- All offices (1st-4th floor) have kitchens, toilets and covered verandas and can be divided into offices, meeting rooms and reception areas.
- The building is equipped with raised floors suitable for structured cabling and drop ceilings with climate control units.
- Provision for smart building automations, CCTV Security cameras, structured cabling, and security system
- Estimated Completion Date: June 2024

**€2,630** +VAT /month

<b>TYPE</b>	Shop
<b>COVERED</b>	94 m <sup>2</sup>
<b>STATUS</b>	Under construction
<b>ENERGY EFFICIENCY RATING</b>	A
<b>YEAR OF CONSTRUCTION</b>	2024
<b>COMMUNAL CHARGE</b>	€0

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