

# Office 76 SQM For Sale

**€450,000 Negotiable**

Nicosia City Centre, Nicosia  
New Build

## Key Facts

- 76 m<sup>2</sup> Covered Area
- 128 m<sup>2</sup> Covered Verandas
- New Build
- Title Deed: Available

**ID: 28364**



## Indoor Features

- Air Conditioning
- Covered Parking
- Elevator
- Fire alarm system
- Fitted Kitchen
- Guest Toilet
- Mezzanine
- Open-plan
- Reception
- Security System
- Underground Parking
- Utility Room
- Ventilation System
- EPC Energy Class: A

## Outdoor Features

- Uncovered Parking

## Description

Brand New Entire Floor Office For Sale in Nicosia City Center!

Central location, within the business center of the city!

Within walking distance of a plethora of amenities

Excellent access to Archbishop Makariou Avenue!

Entire 5th Floor!

Open plan office space which can be divided

76m<sup>2</sup> of Net Indoor area

128m<sup>2</sup> of Covered Veranda

35m<sup>2</sup> of Common areas

Underground Parking

Plus uncovered parking

VRV A/C

Security System

Fire Alarm

Controlled Access to the building

Provisions for CCTV and security system

Raised floors for structured cabling

Meeting Room

Reception

W/C

Kitchen

Storeroom

Elevator

Controlled Access

This fantastic office is a compelling investment opportunity!

It is also suitable for private business purposes!

Contact us for full information and for a private viewing!





