

# Commercial Building 1,257 SQM For Sale

**€6,880,000 Negotiable**

Lykavitos, Nicosia  
New Build

## Key Facts

- 1,257 m<sup>2</sup> Covered Area
- 175 m<sup>2</sup> Covered Verandas
- New Build
- Title Deed: Available

**ID: 28378**



## Indoor Features

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

## Outdoor Features

- Uncovered Parking

## Description

Superb Almost Completed Commerical Building For Sale in Lykavitos, Nicosia!

Prime location, in the heart of the business center of the capital!

Just minutes from Lemesou Avenue and the community center!

Corner Building!

7 Floors + 2 Basements

1,257m<sup>2</sup> of Net Indoor area

175m<sup>2</sup> of Covered Verandas

292m<sup>2</sup> of Common areas

Large Underground Parking

Parking for up to 31 Cars

VRV A/C

Provisions for a Security System + CCTV

Controlled access to the building

Ground Floor Show Room/Office

Lobby

Office Spaces

All offices have kitchens and toilets

Offices can be divided into 2

Reception

Meeting Rooms

Storerooms

Raised floors for structured cabling

Fire Alarm System,

Elevator

This high-class commercial building is a compelling investment opportunity!

Contact us for full information and for a private viewing!





