



DELFI
PROPERTIES

Offices In Strovolos, Nicosia

Strovolos, Nicosia, Cyprus Provinces

**Commercial
Building**
€5,500

* per calendar month

DP09923/DRE_6185

Description

The property is a Commercial Building for Rent in Strovolos, Nicosia. The property is built in a plot of 1437sqm and measures about 642sqm of covered internal area (GF 327m2 , Mezzanine 160m2, Basement 155m2). The asset offers: -Partly partitioned with lockable offices -Alarm system -Suspended ceiling -Independent air-conditioning & heating system -Fresh air system throughout with heat recovery units for energy efficiency -Highly efficient design including column free open plan office space. -Two toilets on the Mezzanine floor and 4 toilets on the basement floor -Large Kitchen/employee area on the ground floor -9 parking spaces, 2 in the basement and 7 on the GF -Fully operational electrical fittings (sockets, telephone points, Ethernet points) -Computer wiring all around with floor boxes installed leading to the server room -LED Light fittings installed -More than adequate 40KVA, 3-phase electricity supply for the office -Server room -High visibility to both sides of the Limassol Avenue with a very high advertising value - Option to let an additional storage room in the basement of 55m2 -Separate electricity and water bills -Private elevator (Kone) and staircase connecting the 3 office floors (Basement, GF, Mezzanine) -Drive through area/parking in front of the office

 Internal Area 642m²

 Parking Spaces: 9



Property Details

Air Conditioning	-	Guestroom	-	Spa	-
Alarm System	-	Basement	-	Solar Heater	-
Ensuite Toilet	-	Dining Room	-	Photovoltaic System	-
Jacuzzi	-	Barbeque Area	-	Garden	-
Central Heating	-	Showroom	-	Near Beach	-
Fireplace	-	Raised Floor	-	Near Public Park	-
Barbeque Area	-	Storage room	-	City View	-
Swimming Pool	-	Shower	-	Countryside	-
Double Glaze Windows	-	Gym	-		
Roof Garden	-	Kitchen	-		

Disclaimer

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