DELFI PROPERTIES



DP-CY18644/DRE_10677

Premium top-floor corporate office in Aglantzia in Aglantzia (Aglangia), Nicosia

Aglantzia (Aglangia), Nicosia Office

Price

€4,000

* per calendar month



Description

A rare opportunity to acquire a premium, fully fitted and ready-to-operate corporate office occupying the entire top floor of a modern commercial building on Larnakos Avenue, Aglantzia. Offering approximately 320 sq.m. of high-quality office space with panoramic 360° views, the property is ideally suited for a corporate headquarters, technology company, professional services firm or other organisation seeking a prestigious and fully operational working environment. The modern six-storey commercial building occupies a prominent corner position along Larnakos Avenue and combines contemporary architecture with high-quality materials, including Alucobond wall paneling, structured curtain walling with double-glazed glazing and granite flooring. The building benefits from controlled access, intercom facilities, CCTV surveillance and secure parking. The entire top floor is designed to maximise natural light, with windows extending around the perimeter of the office and providing exceptional exposure and uninterrupted views. The space is fully fitted and professionally configured, featuring a welcoming reception area, nine private offices, a spacious conference room with a retractable partition connecting to a second meeting area, management offices, a cafeteria and kitchen area, as well as dedicated technology and computer infrastructure. The office is equipped with raised flooring incorporating structured cabling and power panels, suspended ceilings with integrated LED lighting and concealed VRV air-conditioning systems. A dedicated computer and technology room includes a rack, patch panels and switches, while Wi-Fi access points and internet connectivity are available. An uninterrupted power supply system supports the technology room, while a dedicated electric generator with its own panel is capable of supporting the operation of the entire floor. Security and safety provisions include an alarm system, CCTV cameras, fire extinguishers, illuminated emergency exit signage and controlled access to the building and parking areas. The premises also include two modern WC facilities, while additional accessible facilities are available within the building. The property is offered fully furnished and equipped, including reception furniture, management and employee workstations, desks, chairs, storage cabinets, conference room furniture and presentation equipment, together with a fully equipped kitchen and cafeteria area with appliances. With its combination of premium finishes, advanced IT and power infrastructure, extensive natural light, panoramic views, secure parking and fully operational fit-out, this exceptional full-floor office provides an immediate turnkey solution for businesses looking to establish or relocate their headquarters in one of Nicosia’s established commercial locations.

N/∠

Covered Verandas
N/A m^2

Floor
N/A

Yes

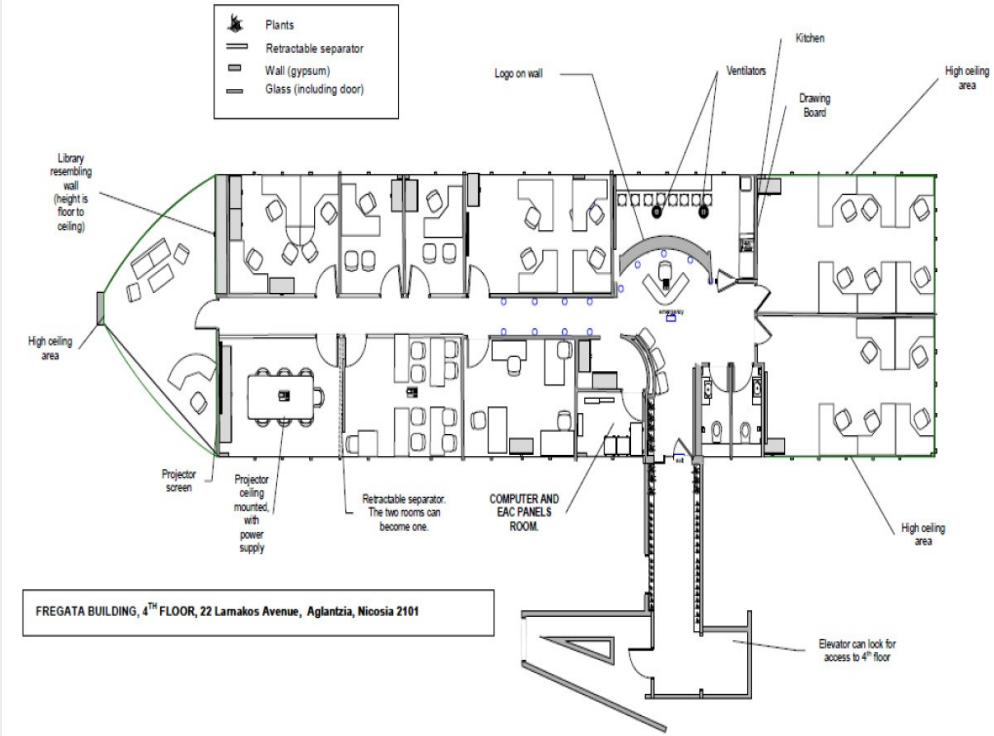
Energy Class
Under Issuance



Property Details

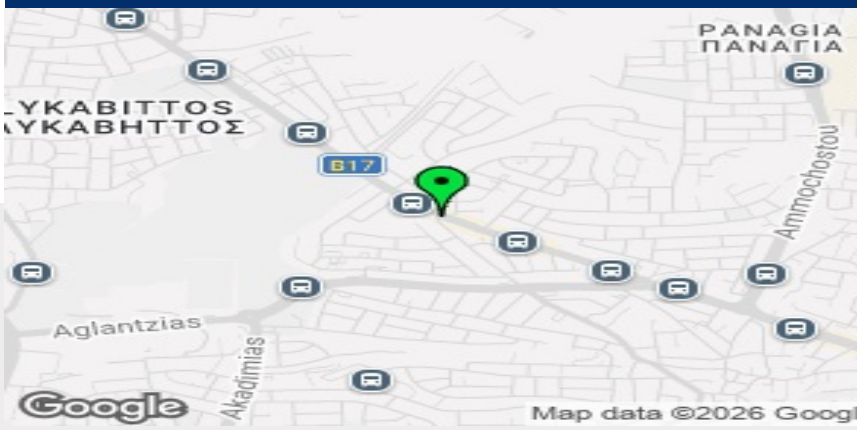
Air Conditioning	Fireplace	Guestroom	Storage room	Solar Heater
Alarm System	Barbeque Area	Basement	Shower	Photovoltaic System
Ensuite Toilet	Swimming Pool	Dining Room	Gym	Garden
Jacuzzi	Double Glaze Windows	Showroom	Kitchen	Near Beach
Central Heating	Roof Garden	Barbeque Area	Spa	Near Public Park
City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





Unlock Your Investment Potential

Location:





Get In Touch

27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

delfiproperties.com.cy

info@delfiproperties.com.cy

80070008

+357 22 000093

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