

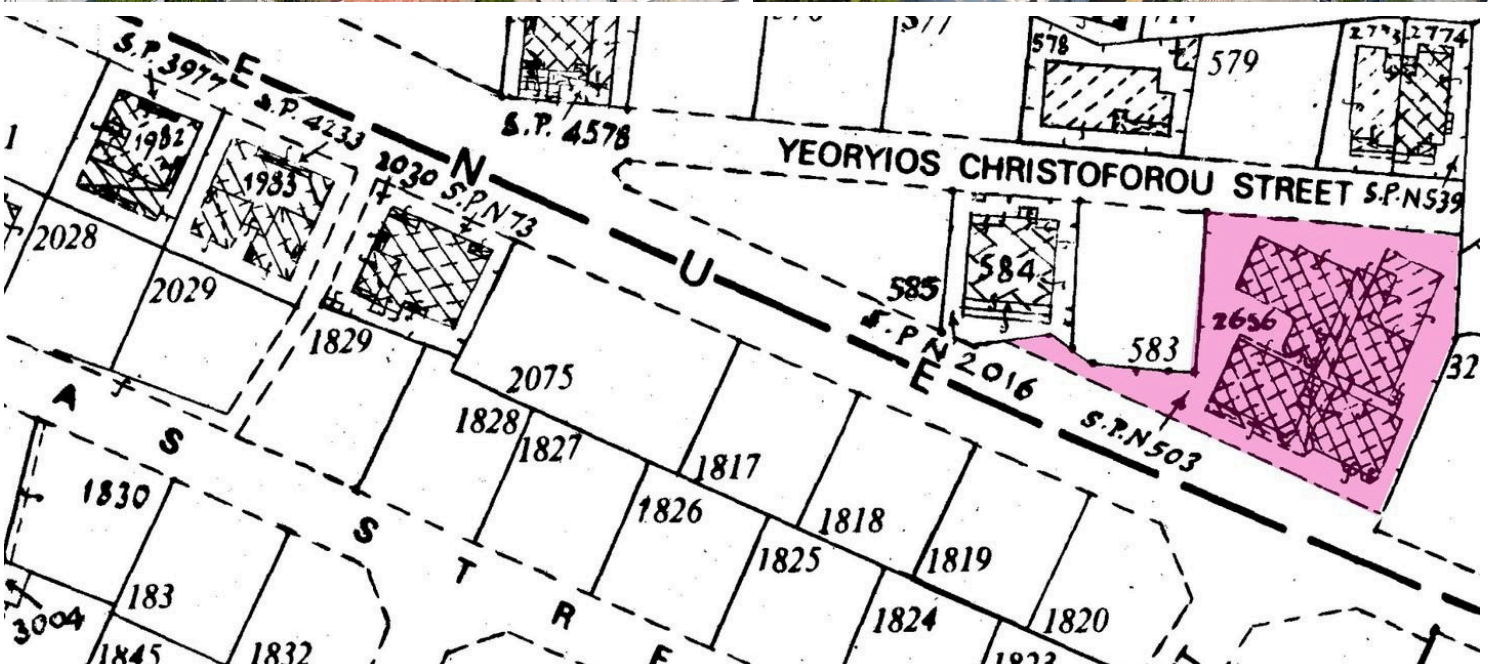
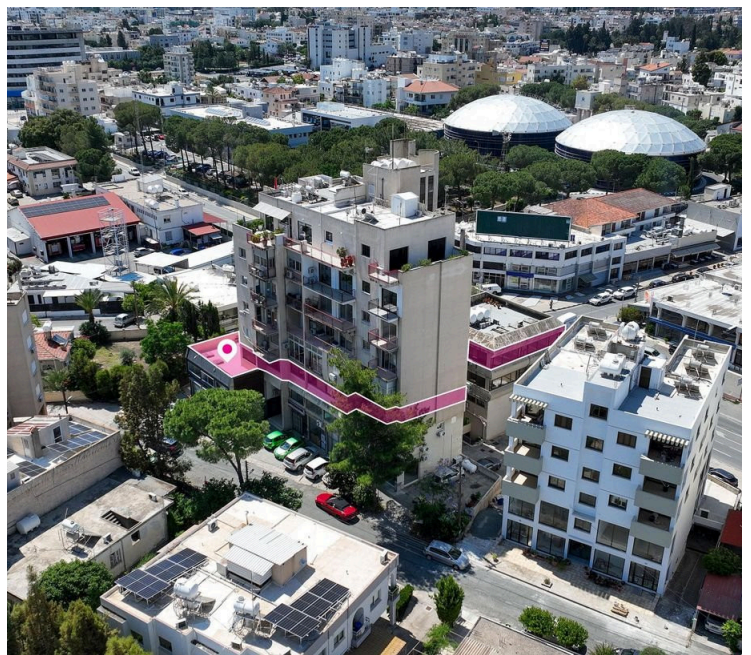
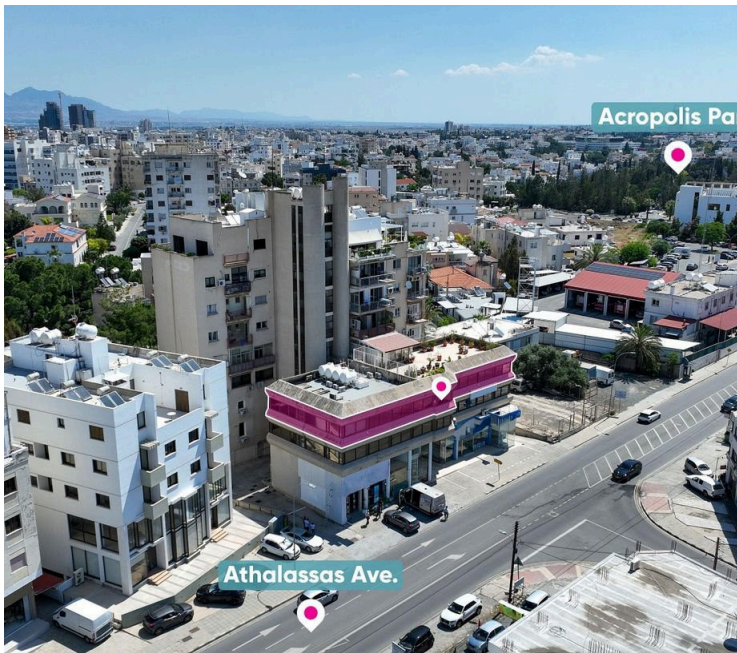
#185377

# Office space in Agios Dimitrios, Strovolos, Nicosia

 Strovolos, Nicosia

€1,200,000





# Overview

## Specifications

Bathrooms

 1

Covered

 740 m<sup>2</sup>

Type

**Office**

Year of construction

**1984**

Toilets

**1**

## Description

Executive 740sq.m. office space situated in a strategic location in Agios Dimitrios, Strovolos, Nicosia. Property Highlights: • Total Internal Area: 740sq.m. • Covered Veranda: 1sq.m. • Uncovered Veranda: 96sq.m. • Floor: First floor of a commercial building • Parking: Six dedicated parking spaces (Nos. 2,3,5,6,7,8) Financial Performance: • Rental Yield: 4% • Lease Terms: Current lease agreement until 26/03/2028, with an option to renew for an additional two years (Rental Yield: 6%) until 26/03/2030 at a fixed, pre-agreed rate. For any subsequent renewals after 26/03/2030, the rent will increase by 7%. Internal Layout: The workspace features a professional reception area, a conference room, multiple private offices, a fully equipped kitchenette, toilet, and both covered and uncovered verandas. Location: • Direct frontage onto Athalassas Avenue • Approximately 30m northwest of the Acropolis Fire Station • Approximately 100m northwest of the EOA premises There is a separate title deed for this property. Pending issuance of Energy Performance Certificate.



# Additional information

## Contact us



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