

OFFICE BUILDING IN STROVOLOS AVENUE, NICOSIA

Description of Property

- Six-storey commercial building in one of Strovolos' most strategic and high-profile locations.
- Situated on a 465 sq. m. plot with a total built area of 1.580 sq. m., including a 360 sq. m. basement.
- Features a ground-floor retail shop and modern office spaces across the upper floors, ideal for corporate headquarters or multi-tenant use.
- Located on the iconic corner of Strovolos & Pythonos Avenue, just 150 meters from the new Tax Department building and Strovolos City Hall.
- The constant traffic flow, and prominent corner position make it a true landmark and an exceptional branding opportunity for any business.

Location / Photographs



Location		Characteristics	
District	Nicosia	Property Type	6-storey building with offices
Municipality / Community	Strovolos	Parcel area	465 sq. m.
Quarter	Agios Vasilios	Building area (Including basement)	1.580 sq. m. (360 sq. m.)
Tittle Deed Information		Town Planning Information	
Registration No.	7/2379	Planning Zone	Eβ3
Share	100%	Density	160%
Sheet / Plan	21/61E2	Coverage	50%
Block	07	Floors	6
Parcel No.	2103	Height	24

- The above data is based on the Land Registry website. Interested buyers are encouraged to conduct a thorough inspection of the property.
- Energy Performance Class: E

€1.370.000
Advertising Price: € ~~1.975.000~~

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