



*Showing approximate location

SALE | 42376

Office space in Agios Dimitrios, Strovolos, Nicosia

Strovolos, Nicosia

€1,200,000 Not subject to VAT

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



Covered Area
740 m²



Bathrooms
1



Parking spaces
6

Property Details

	Status:	Resale
	Year of construction:	1984
	Toilets:	1
	Kitchens:	1

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