

DP08095/DRE_6125

Offices in Lykavitos, Nicosia city center in Nicosia Municipality, Nicosia

Nicosia Municipality, Nicosia Office
Price

€4,000

* per calendar month

Description

Luxury offices for rent, based on the 5th floor of a commercial building, in a prime location in Lykavitos area, Nicosia city center. The property measures 264sqm. Offices are equipped with: High quality aluminium & glass partition Double-glazing with high quality low emission glass Modern sun-shading system to reduce the cooling cost & glare to computer screens Lockable offices Fire and burglar alarm systems installed Independent VRV air-conditioning & heating system 12 VRV roof cassettes and two independent outdoor units on roof High quality Raised floors & suspended false ceilings with a good Noise Reduction value. Highly efficient design including column free office space. Large verandas all around for shading & comfort. Two toilets and a kitchenette with the option to add additional toilets if needed Villeroy & Boch toilet fittings Open plan design with luxury existing partitioning Cablenet, CYTA and Primetel Optical fiber telecoms access available. 6 specific covered parking spaces (one double parking Large independent storage room in the basement) Artificial granite on Kitchenette worktop and Instant water heaters for economic hot water in the Kitchenette and toilet Lots of cupboards in the Kitchenette Full operational electrical fittings (sockets, telephone points, TV aerial points, Ethernet points) Cat 6 wiring all around with floor boxes installed leading to the server room LED Light fittings to be installed More than adequate 40KVA, 3-phase electricity supply for the office Separate electricity and water supply bill Option for security cameras Option for a generator to be installed in the basement for uninterrupted/ secondary power supply Option to close back veranda for an additional 30 m2 of office space Independent water and electricity meters

MAIN FEATURES:

Internal area

264m²

Bathrooms

2

Covered Verandas

N/A m²

Floor

FL5

Parking Spaces

6

Furnished

Yes

Energy Class

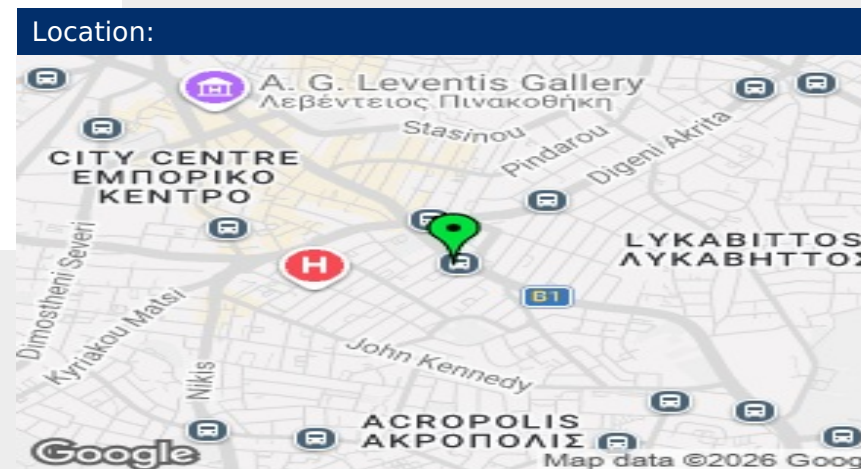
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Property Details

☒ 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





Get In Touch

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