

#21104

# Commercial Building in Strovolos / Agios Vasileios

📍 Strovolos - Agios Vasileios, Nicosia

€2,650,000 +VAT






# Overview

## Specifications

Covered

 **625 m<sup>2</sup>**

Type	<b>Commercial Building</b>
Toilets	<b>8</b>
Covered veranda	<b>25 m<sup>2</sup></b>
Basement	<b>299 m<sup>2</sup></b>

Mezzanine	<b>82 m<sup>2</sup></b>
Status	<b>Key ready</b>
Year of construction	<b>2025</b>
Energy efficiency rating	 <b>Certificate expected</b>

## Description

Commercial Building in Strovolos / Agios Vasileios, located near Theoktisto Roundabout

The building comprises a ground-floor shop (181 m<sup>2</sup>) with a mezzanine (82 m<sup>2</sup>) and three upper floors (444 m<sup>2</sup> in total).

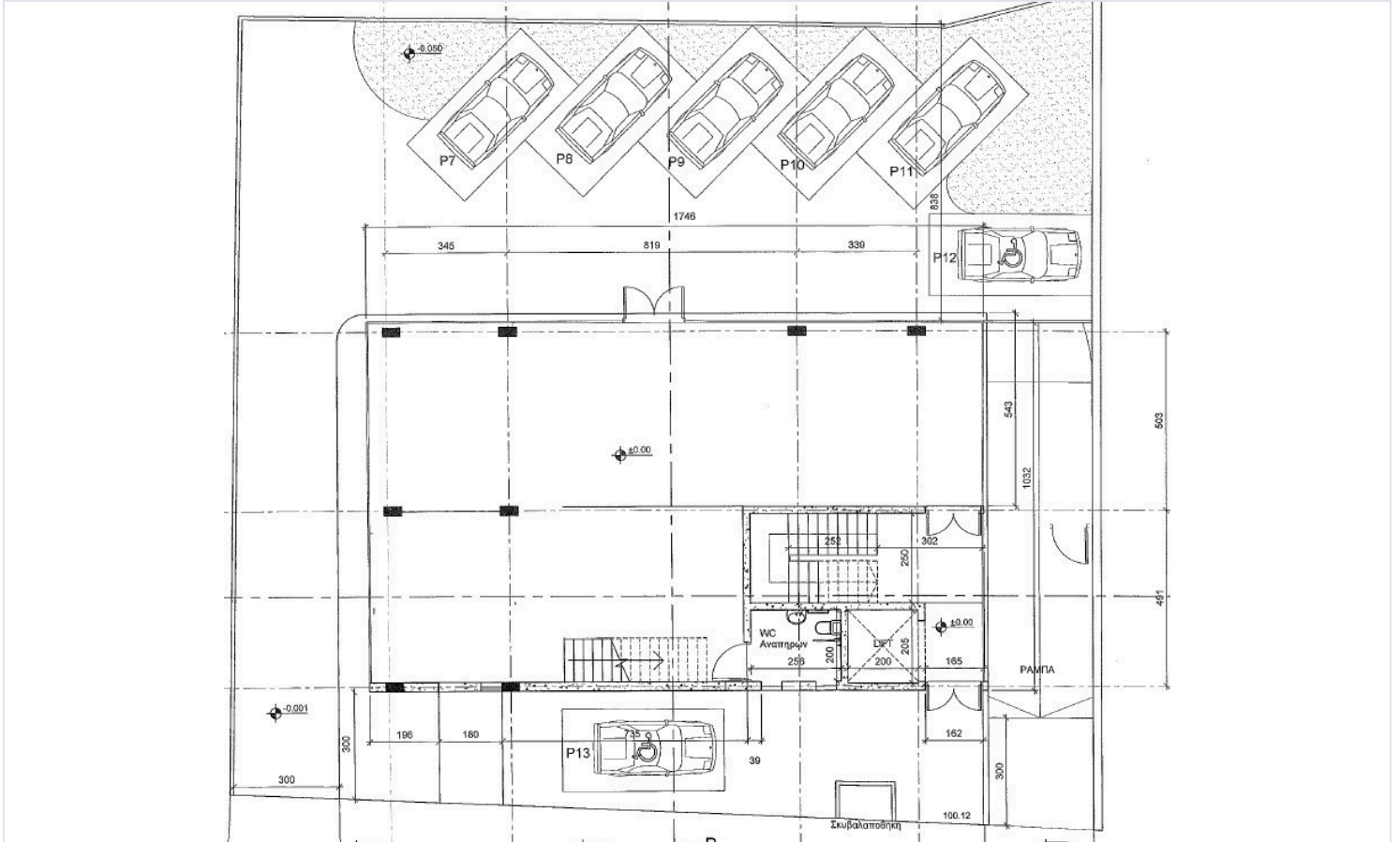
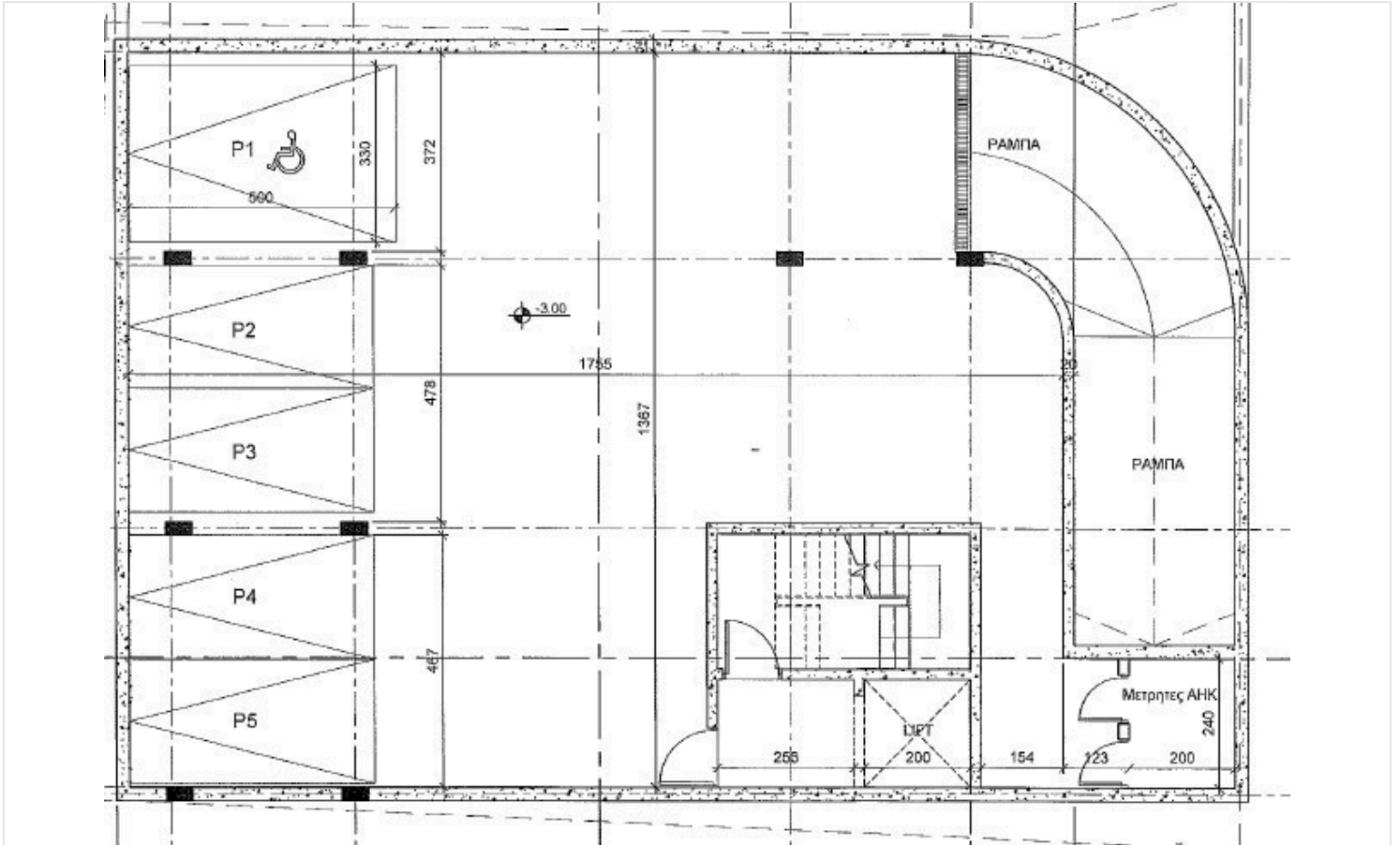
The shop features a spacious open-plan layout and a W/C on the ground floor, while the mezzanine includes an additional open-plan area, a kitchenette, and a W/C.

The three upper floors each accommodate a whole-floor office. Every office includes two W/Cs, a kitchen, and an open-plan workspace suitable for multiple office stations.

Additionally, the property offers 12 parking spaces — 6 in the basement and 6 at ground level.



# Floor plans



# Additional information

## Facilities

Aircondition, Split system

Heating, Split system

Parking, Underground

## Features

Double glazing

Easy access to main roads

Excellent condition

Kitchen


Kitchenette

Near amenities

## Contact us



**Andrie Korneliou**

 (+357) 22525269

 [andrie@synergyestates.cy](mailto:andrie@synergyestates.cy)

