



## Modern Office Building For Sale in Kaimakli Area, Nicosia.



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 6,500,000

### Location

Country: Cyprus  
State/Region/Province: Nicosia  
City: Nicosia  
Posted: Jan 29, 2025

### Description:

Located in Nicosia.

Modern Office Building For Sale in Kaimakli Area, Nicosia. This modern office building is situated in the Kaimakli quarter of Nicosia. The immediate area provides numerous amenities for employees, including gas stations, supermarkets, banks, pharmacies, restaurants, and cafes. Additionally, a nearby primary school and kindergarten offer convenience for working parents, while Bata Garden Park and other local spots provide opportunities for breaks. It comprises six floors above ground and two basements, offering extensive facilities for business use. The lower basement includes 40 parking spaces and 19 storage rooms, while the upper basement has 38 parking spaces, 16 storage rooms, and an EAC substation. Access to the basements is via an external ramp equipped with an electric roller door, controlled from the reception area. The ground floor features an entrance hall with a reception area, a large conference room, individual meeting rooms, office spaces, and sanitary facilities. Outside, there are 10 covered parking spaces, six of which are designated for disabled users. The mezzanine consists of two open-plan office areas, kitchens, toilets, auxiliary spaces, and both covered and uncovered verandas. From the 1st to the 5th floors, the building offers open-plan office areas, some enclosed rooms, kitchens, sanitary facilities, storage spaces, and covered verandas. Constructed in 2011, the building is made of reinforced concrete with part-brick and part-glass masonry. It features ceramic, marble, and laminate parquet flooring, double-glazed windows, and a flat roof. Cooling is provided by a central VRV air-conditioning system, with split units in some areas. The building has an energy efficiency rating of Class D and is also available for rent.

Built: 2011



## Common

Finished sq. ft.: 5100 sq m

## Building details

Parking: Yes

Number of Floors: 6

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/WJTH-T2694/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WJTH-T2694/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 50232

