

For Rent.

Office Building in **Nicosia** Opposite the High Supreme Court

Location	4 Charalambou Mouskou Str, Nicosia City Centre
Coordinates	35.17533, 33.35266
Office Spaces	39
WC	5
Renovated	Fully Renovated
Total Built Area m²	1,620
Floors	3
1st Floor m² - Usable Area	573m2
Ground Floor m² - Usable Area	587
Lower Ground Floor m² - Usable Area	285
Covered balconies	Yes
Furnished	No
Parking Spaces	Indoor 10 - Outdoor 23
Air-condition, Split system	Yes
Kitchenette	Yes
Internet	Yes
Modern design	Yes
Near amenities	Yes
Total m² Monthly Rent	24,000 + VAT
Notes	The property can be rented as a whole or in parts

Floors	Monthly Rent
1st Floor	€10,500
Ground Floor	€10,000
Lower Ground Floor	€3,500



The Nicosia District Courts opposite the building

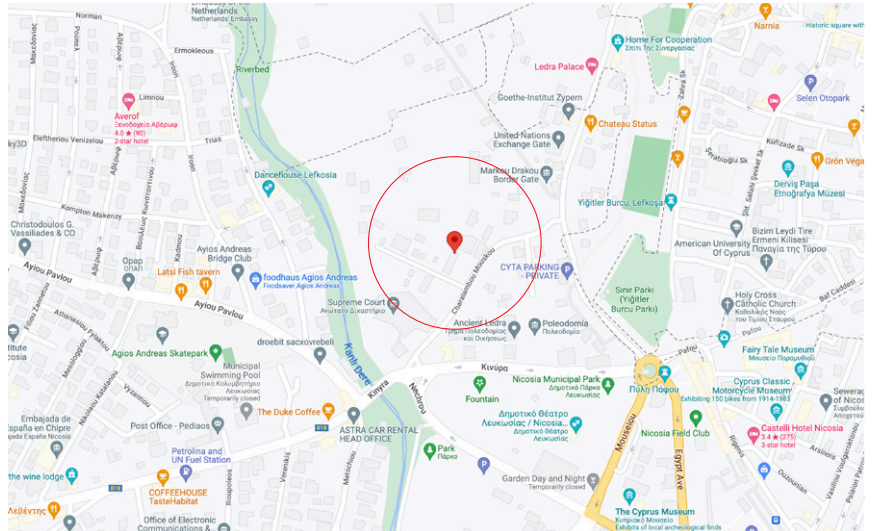


The Supreme Court of Cyprus opposite the building

Nicosia, Cyprus

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Property Description

The refurbished property comprises 1,620 sqm common spaces over 3 floors and totaling 39 office spaces, that can be let as a whole or in parts. The listed façade will inspire a unique external character, with a modern and versatile office accommodation available with the ability to subdivide based on requirements.

Location Description

The building is located on Charalambou Mouskou Street directly opposite the Nicosia Supreme Court and district courts. The area is served by a host of amenities including the Nicosia Municipal Theatre, the Cyprus museum, the municipal swimming pool, cafes, bars, restaurants and convenience stores, as well as the Nicosia Municipal Park approximately 200m to the east of the property.

