



LEXTRUS
REAL ESTATE

#16135

For Rent First-Floor House Ideal for Office or Residential Use (16135)

📍 Ayios Nikolaos, Larnaca

€1,400 /month





Overview

Specifications

Bathrooms

 2

Covered

 148 m²

Type	Office	Furnished	Unfurnished
Toilets	2	Structure	 Concrete
Covered veranda	10 m ²	Facade	 Concrete
Status	Used	Energy efficiency rating	 C
Year of construction	1990		

Description

A spacious first-floor house, primarily offered as an office space but also suitable for residential use, located in the heart of Ayios Nikolaos. The property offers 148 sqm of covered internal area and a 10 sqm covered veranda, providing a flexible layout ideal for a modern business or comfortable living.

The space features bright, open areas with excellent natural light, two bathrooms, and access to the covered veranda. The property is currently unfurnished, allowing full freedom to design the layout according to your needs.

The owner is committed to carrying out renovations and improvements, including upgrading the toilets/bathrooms and addressing any older or dated areas of the property. In addition, the owner is open to allowing the tenant to design and renovate the interior, giving you the freedom to create a custom, creative office space that matches your vision and brand.

The ground floor consists of a separate residential apartment, ensuring privacy and independence for the first-floor unit. Although no private parking is included, the area offers ample private and street parking throughout, providing convenient access for staff and clients.

Key Features

Covered internal area: 148 sqm

Covered veranda: 10 sqm



Additional information

Facilities

Aircondition, Split system	Heating, Split system	Solar water heater
Storage		

Features

Double glazing	Earthquake-resistant structure	Easy access to main roads
Entrance gate	High ceilings	Internal stairs
Kitchen	Mosaic tiles	Near amenities
Private bathrooms	Reception	Sound insulation
Spacious rooms	Thermal insulation	Veranda

Distances

Amenities	Airport	Sea
 700 m	 10.7 km	 3 km
Schools	Resort	
 500 m	 2 km	

Contact us



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