



Monumental Office  
Tower

**FOR RENT**

Nicosia, Aglantzia

**PRICE: €12,500 +VAT/month**

**Reference 2825**

## Overview

Floors: 15

Year of Construction:  
2023

Furnished: Fully  
Furnished

Status: Under  
construction

Covered: 593m<sup>2</sup>

Covered veranda: 90m<sup>2</sup>

## About the Property

Tenants of the Monumental Office Tower will benefit from:

- An Address of Stature
- Elevated Views of the surrounding parks and the city.
- LEED Gold Certification, in progress which provides the framework for:
  - Lower consumption of Energy, Water and CO2 Emissions
  - Healthy working conditions and higher productivity through improved indoor air quality, ample daylight and finishes free from harmful chemicals.
- Exceptional Location, in the heart of Nicosia's main business hub, surrounded by vital government institutions and ministries and with easy access in and out of the city.
- Privacy & Security with onsite round the clock security and underground parking.
- Timeless Hospitality on their doorstep, at the internationally branded 5-star hotel.

Typical floor 1-12, measuring a total of 1250m<sup>2</sup> out of which 1063m<sup>2</sup> is indoor office space and the remaining circulation, and auxiliary space.

The rent starts from €26,500+VAT for the first floor and we can split each floor between two offices.

Floor 15, measuring a total of 593 m<sup>2</sup> out of which 341m<sup>2</sup> is indoor office space, 90m<sup>2</sup> covered veranda space and the remaining circulation and auxiliary space. The rent for the 15th floor is €12,500+VAT.



## Features

Concierge  
High ceilings  
City view  
Conference hall  
Lobby

Mountain view  
Business facilities  
Meeting room  
Lounge area  
24-hour security

Alarm system  
Furnished office  
CCTV  
Kitchen

## Facilities

Parking, Covered  
Elevator  
Gated complex



