

## A NEWLY RENOVATED OFFICE IN A BUSINESS CENTER

3 700 €/month

<b>Property Code:</b>	6384	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - AGIOS NIKOLAOS	<b>Internal Area:</b>	100 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>VAT:</b>	+ VAT

### Property features:

Elevator	Air Condition	Telephone Line	Double Glazing
Parking			

### Description:

A newly renovated office is available for rent in a business center located not far from Agios Nikolas roundabout, very close to Makariou Avenue, surrounded by all necessary amenities such as cafes, restaurants, banks etc. The office spans appr. 100 sq.m on the third floor, featuring ample natural light with large windows that open to city and mountain views. It comes fully furnished and includes a VRV AC system throughout. The offered office premises consist of a spacious open plan room, a small conference room, a closed office and a server room with extra separate AC unit.

For common use on the floor there is an equipped kitchenette, three toilets and a a lobby area with a reception.

The price includes common expenses, water costs and office cleaning. The office has two private parking spaces.

#### FEATURES:

Server room

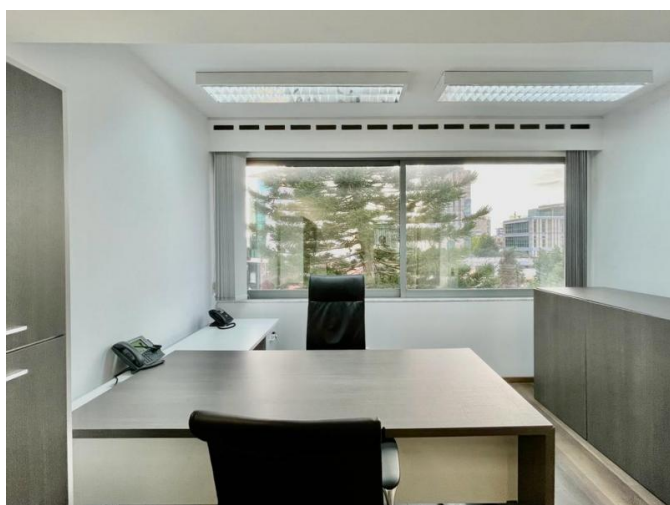
- Easy access to main roads
- Conference hall
- Mountain view
- Reception
- Kitchenette
- Alarm system
- Laminate flooring
- Furnished office
- Cleaning/janitor
- Near amenities

Monthly rent €3700 + vat

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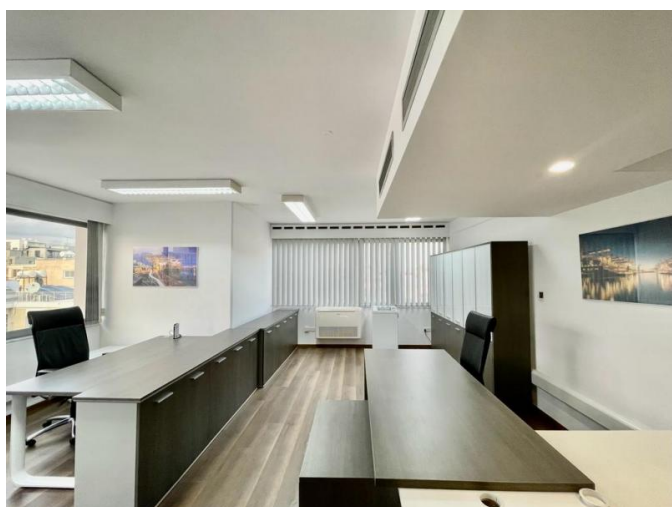
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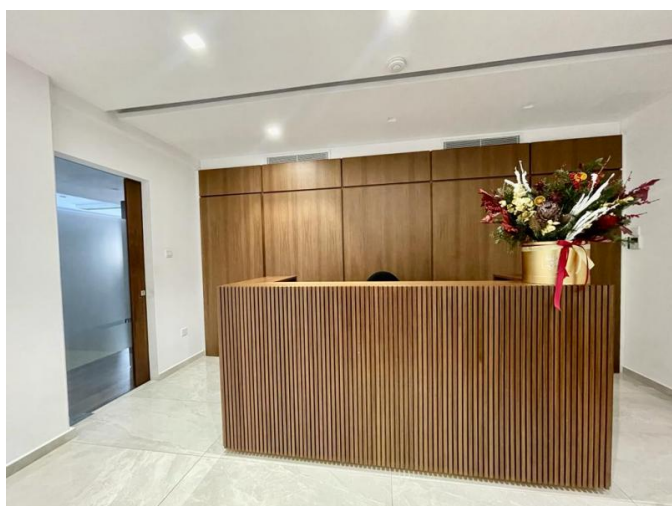
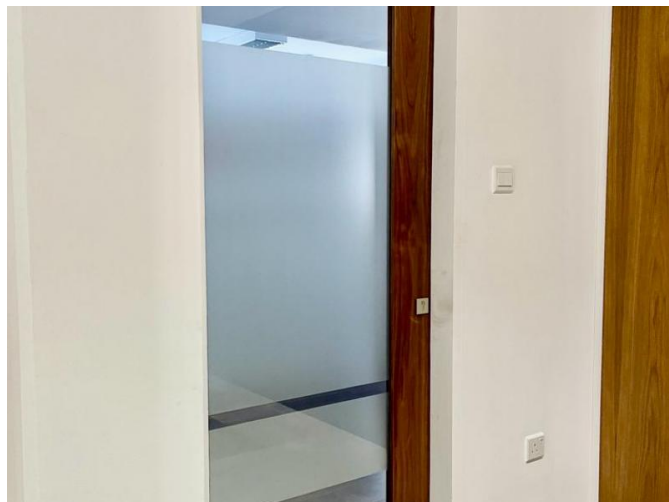
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