

# LUXURY OFFICE SPACE OF 486M2 IN THE HEART OF LIMASSOL

20 000 €/month

<b>Property Code:</b>	6662	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	486 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>VAT:</b>	+VAT

## Property features:

Air Condition	Telephone Line	VRV central ceiling system	Solar panels for hot water
Parking			

## Description:

This luxury high tech office space of 486sqm takes up the whole of the 4th floor of a prestigious business centre in the heart of Limassol. It has a direct access to the highway and city centre and all major amenities such as banks and other institutions.

The office space is located on the top floor of the building and comprises of a main reception and waiting area, a large Office suite for the CEO with a luxurious office space with veranda and a separate conference room for 12 people and own WC. The rest of the office comprises of 9 large and smaller offices and conference rooms. The office benefits from nice sea and town views. It also has a dedicated server room, a kitchen and 2 W/Cs. The office has 4 parking spaces allocated to it on the underground facility of the building.

In addition, the following services and facilities are offered :

- VRV Air Conditioning System with Individual Controls.
- Air to Air Heat Reclaim System
- Luxury Finishes, including Marble Flooring, stainless steel balustrades internal & external.
- Smart technology Lighting system, with Energy Saving, LED light fittings
- False Ceilings
- Fully fitted Kitchen
- Separate Ladies & Gents W/C
- CCTV security system for all common area.
- Proximity Access Control System for the main entrance to the building
- Fiber optic cabling for a high-speed internet connection to the building.
- Designated Visitors Parking spaces
- Secured and gated underground parking areas.
- Staffed main reception area
- In-house cleaning and janitor services for common areas
- Additional visitor parking areas
- Back-up electricity generator

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\*The price is subject to VAT.

**Rental Price for 486m2 Office with 4 parking Spaces: € 20,000 + VAT per month**



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Example of Interi

