

# SEAFRONT OFFICE IN PRIME LOCATION WITH SPACIOUS TERRACE AND PARKING

16 500 €/month

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<b>Property Code:</b>	6783	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - NEAPOLIS	<b>Internal Area:</b>	192 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>Floor:</b>	3
<b>Status:</b>	New	<b>VAT:</b>	+ VAT

## Property features:

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3rd Floor Apartment	Elevator	Sea View	Balcony
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## Description:

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We are offering a rare opportunity to lease an office space in one of Limassol's most sought-after seafront developments. This exclusive 3rd-floor office spans 192 square meters of internal workspace, complemented by a 37 square meter covered terrace. The spacious terrace offers the perfect setting for outdoor breaks, informal meetings, or simply enjoying the stunning coastal views.

The office is presented in shell and core condition, allowing you the flexibility to design and complete the interior fit-out according to your business needs. The tenant will be responsible for the completion of the mechanical, electrical, and plumbing works. In addition, the office comes with three dedicated parking spaces, ensuring convenient access for both staff and clients.

The monthly rent for this prestigious space is set at €16,500 plus VAT, with two deposits and the first month's rent to be paid in advance. A negotiable grace period can be discussed to accommodate fit-out works.

Located in a prime area of Limassol, the office is part of a high-end mixed-use development that offers a unique blend of luxury residences, commercial spaces, and vibrant amenities. Nearby, you'll find a lively plaza with restaurants, cafes, and retail outlets, creating a dynamic and inspiring environment for any business.

**To learn more or to arrange a viewing, please contact us today.**

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