SPACIOUS AND MODERN GROUND FLOOR OFFICE WITH MEZZANINE FOR RENT IN PRIME LIMASSOL...

21 700 €/month

Property Code:	6795	**Type:**	Long-term rent - Office
Location:	Limassol - MESA GEITONIA	**Internal Area:**	266 m²
Renovation:	Modern	**Floor:**	0
Number of floors:	4	**Status:**	New
VAT:	+ VAT		

Property features:

Air Conditioning	Central Heating	Communal Roof Garden	Covered Parking
Elevator	Storage	Parking - Covered	Telephone Line
Alarm	VRV central ceiling system	Store Room	Double Glazing

Description:

This exceptional office space, located in the heart of Limassol on Spyrou Kyprianou Avenue, offers a rare opportunity for businesses seeking both luxury and functionality in a prime location. The office covers a generous total area of 399 m², comprising 266 m² on the ground floor and an additional 133 m² mezzanine, providing ample space for a wide range of business activities. Designed with modern professionals in mind, this office blends elegance with practicality, offering a flexible layout that can accommodate your business’s evolving needs.

The office is situated in a modern building that exudes sophistication, with its sleek architecture and high-quality finishes. Upon entering, visitors are greeted by an impressive lobby with soaring ceilings over 7 meters high, setting the tone for the premium experience that awaits inside. The interior is bathed in natural light, thanks to panoramic floor-to-ceiling windows, and features a ceiling height of 3 meters, creating a bright and open atmosphere conducive to productivity.

The ground floor layout is ideal for open workspaces, conference rooms, or client-facing areas, while the mezzanine can be utilized for private offices, additional meeting rooms, or a quiet executive space. The versatility of the mezzanine allows businesses to tailor the space to meet specific requirements, whether for expansion or creating distinct zones within the office.

This office space is designed to support the needs of modern businesses with advanced technological infrastructure. High-speed fiber-optic internet ensures fast and reliable connectivity, while an integrated system allows for centralized control of lighting, air conditioning, and security, providing a seamless operational environment. The office also benefits from access control and video surveillance systems, ensuring the safety and security of your business and its assets.

Parking is made convenient with seven dedicated covered parking spaces, located within a secure, two-level underground parking area. In addition, there are provisions for electric vehicle charging, as well as bicycle parking facilities, making this location suitable for eco-conscious businesses and employees.

Located in a bustling business district, the office enjoys proximity to key financial institutions, legal firms, and a host of multinational corporations. Limassol itself is recognized as the business hub of

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Cyprus, offering excellent infrastructure and easy access to major transportation routes, making it an ideal base for businesses looking to establish or expand their presence in the region.

This office space offers not only a prestigious address but also the modern facilities and services required to support business growth. With its prime location, flexible design, and comprehensive amenities, this space provides an ideal setting for businesses that value both functionality and style.

For those looking for a professional environment in a thriving business district, this office space presents an unparalleled opportunity.

Contact us today to learn more about how this space can meet your business needs and to arrange a viewing.

09.01.2026

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