

# PRESTIGIOUS GROUND FLOOR OFFICE WITH MEZZANINE IN PRIME LIMASSOL BUSINESS DISTRICT

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24 500 €/month

<b>Property Code:</b>	6797	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - MESA GEITONIA	<b>Internal Area:</b>	301 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>Floor:</b>	0
<b>Number of floors:</b>	4	<b>Status:</b>	New
<b>VAT:</b>	+ VAT		

## Property features:

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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:

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Step into a prestigious and modern office space in the heart of Limassol, offering the perfect blend of functionality, elegance, and a prime location. This ground-floor office, complete with a mezzanine, boasts a spacious 451 m<sup>2</sup> of total covered area, designed to meet the needs of growing businesses. The ground floor offers 301 m<sup>2</sup>, complemented by an expansive 150 m<sup>2</sup> mezzanine, ideal for a dynamic workspace.

This office space is located in a newly constructed business center that embodies flexibility and adaptability, making it an excellent choice for businesses seeking a high-status environment. The design ensures that both workspaces and meeting rooms are perfectly planned for comfort and productivity. With large windows providing ample natural light, the space creates an inviting and professional atmosphere for employees and clients alike.

Tenants will benefit from state-of-the-art amenities, including high-speed elevators and secure underground parking for up to 8 vehicles. The building offers modern technological features, such as an integrated VRF air conditioning system and energy-efficient solutions, ensuring a comfortable and sustainable work environment. The mezzanine space is particularly suited for executive offices or additional meeting rooms, providing flexibility in how the space is utilized.

Located in one of Limassol's busiest and most prestigious business districts, the office enjoys excellent access to vital urban infrastructure, transportation links, and nearby amenities. This strategic location is home to several international companies, making it a prime spot for businesses looking to establish a foothold in Cyprus's thriving commercial hub.

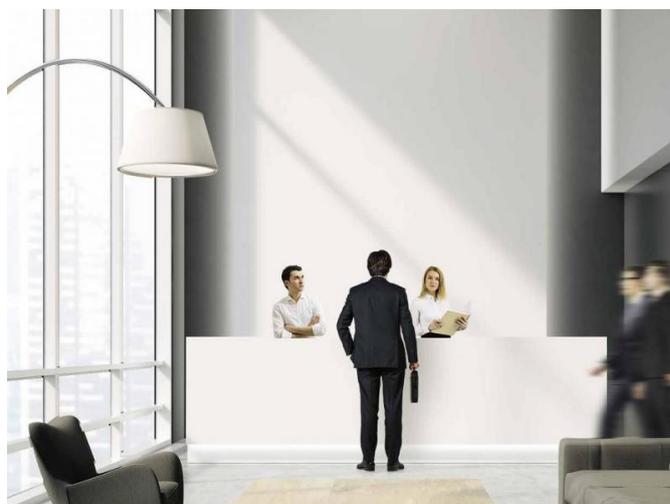
For companies looking to offer their employees added comfort, the building features a rooftop garden, gym, and dining facilities, contributing to a productive and enjoyable work-life balance. Security is paramount, with 24-hour access control and a concierge service to cater to the needs of tenants.

**Book your viewing today!**

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