

## OFFICE OF 660 M2 LOCATED IN THE MOST PRIVILEGED SEAFRONT LOCATION OF THE...

<b>Property Code:</b>	1231	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - CROWN PLAZA	<b>Internal Area:</b>	660 m <sup>2</sup>
<b>Renovation:</b>	Design	<b>Floor:</b>	2
<b>Number of floors:</b>	6	<b>Status:</b>	New
<b>VAT:</b>	PLUS VAT		

### Property features:

Air Condition	Telephone Line	VRV central ceiling system	Double Glazing
Balcony			

### Description:

Office of 660 m2 is located in the most privileged seafront location of the Mediterranean City of Limassol, a short distance from the city center.

Located in a contemporary building is designed with state of the art technology, anticipating the sophisticated communication needs of the modern business and with the latest safety specifications in mind, provides an undoubtedly excellent all-around solution to an international organization wishing to set up its headquarters in the thriving city of Limassol, Cyprus.

8 storey building, contemporary design, 3 ground floor showrooms with mezzanine ,6 floor offices , Reinforced concrete based on anti-seismic design, Aluminium shadings east and west of the building for both energy efficiency and the aesthetics of the building, All electrical installations are carried out in compliance with the E.A.C, Central satellite dish (provision) , Underflow power trucks (raised floor), Videophone system, Structure cabling system, CCTV common areas, Access control system, Lighting automation system E.I.B KNX, Security system (burglar alarm), Full installation of central heating and cooling system (inverted VRV), Separate Unit for each floor, Fire alarm system, Fresh air and exhaust ventilation system with heat recovery, 8 parkings.

**License Fee: 38 - 40 euro per m2 + VAT**

**Square meters available in each floor: 660m2**

**Each floor can be offered as full floor (660m2) or half floor (330m2)**

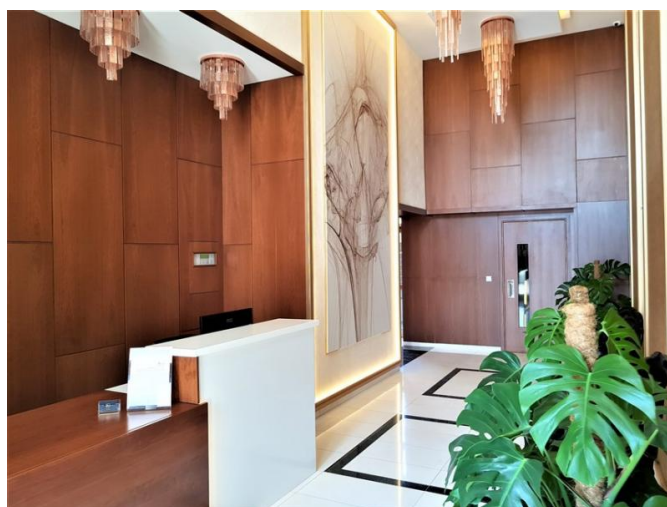
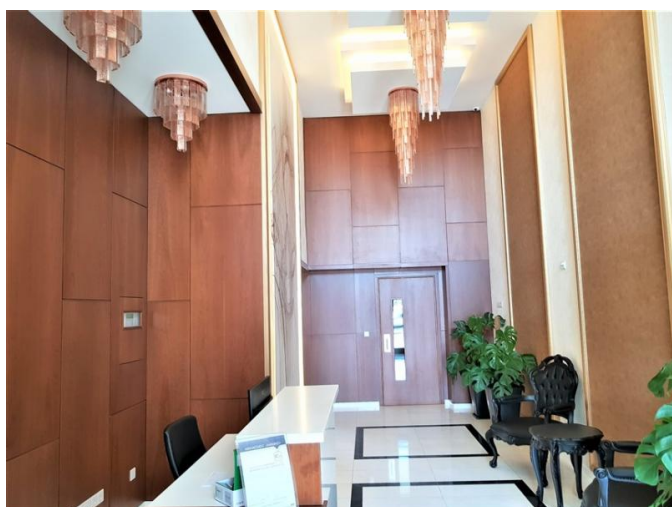
**License details: open plan, without furniture, common expenses and utilities are included as well as common reception and cleaning services**

**Minimum license period: 2 years**

**Delivery date: Available**

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