

**PREMIUM 200M<sup>2</sup> OFFICE IN A  
PRESTIGIOUS LIMASSOL BUSINESS  
CENTRE WITH LARGE VERANDA**

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€ 8 000 /month

<b>Property Code:</b>	11407	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	200 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>Floor:</b>	2
<b>VAT:</b>	+ VAT		

**Property features:**

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Air Conditioning	Covered Parking	Elevator	Air Condition
Parking - Covered	Telephone Line	Double Glazing	Parking
Balcony			

**Description:**

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An excellent opportunity to rent a spacious 200m<sup>2</sup> office in one of Limassol's most established business areas, within a prestigious and well-maintained business centre offering easy access to the highway, city centre, and key amenities.

Located on the 2nd floor, this high-quality office space is designed to meet the needs of a professional company seeking comfort, functionality, and a strong corporate image. The layout includes a prestigious conference room, a manager's office, an open-plan working area suitable for approximately 15 people, a dedicated server room, a fully fitted kitchen, and separate W/C facilities.

The office enjoys pleasant city views and benefits from a large veranda, creating an additional outdoor area ideal for staff breaks or informal business use. Two underground parking spaces are allocated to the office, while additional free parking is available nearby for staff and visitors.

The building offers a wide range of modern facilities, including VRV air conditioning with individual controls, energy-efficient LED lighting, false ceilings, fibre optic cabling, CCTV in common areas, proximity access control, secure gated underground parking, designated visitor parking, staffed reception, and professional cleaning of common areas.

With luxury finishes such as marble flooring, stainless steel balustrades, smart lighting, and a professional business environment, this office is an ideal choice for companies looking for a prime workspace in Limassol without compromising on accessibility, quality, or convenience.

**Book your viewing today!**

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