

**EXCLUSIVE UPPER-FLOOR OFFICE  
HEADQUARTERS WITH ROOF GARDEN  
ACCESS IN CENTRAL LIMASSOL**

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€ 41 000 /month

<b>Property Code:</b>	11444	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - CITY CENTER	<b>Internal Area:</b>	700 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>Number of floors:</b>	3
<b>VAT:</b>	+ VAT		

**Property features:**

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3rd Floor Apartment	4th Floor Apartment	5th Floor Apartment	Air Conditioning
Barbeque	Elevator	Furnished	Gym
Roof Garden	Telephone Line	Furnished	Double Glazing
Parking	Balcony		

**Description:**

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An exceptional opportunity to secure a fully furnished, contemporary office environment across the 3rd, 4th and 5th floors of a landmark business centre in central Limassol. Offering 700 m<sup>2</sup> of total covered area, including 550 m<sup>2</sup> of office and lobby space, 150 m<sup>2</sup> of common areas, generous covered verandas and access to a private roof garden, this workspace is designed for companies seeking prestige, comfort and functionality.

The building combines modern architecture with a refined professional atmosphere, featuring a double-height reception with coffee/bar area, two elevators, acoustic conference booths, server rooms, raised flooring, clean air supply, CCTV in common areas, videophone entry, access control and remote-controlled gated parking.

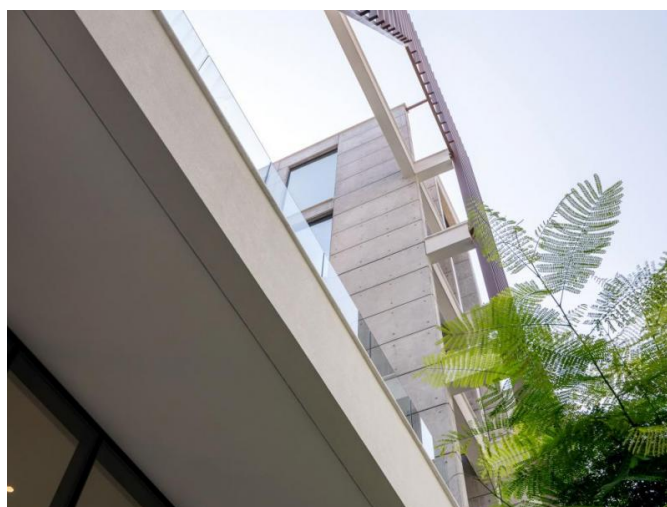
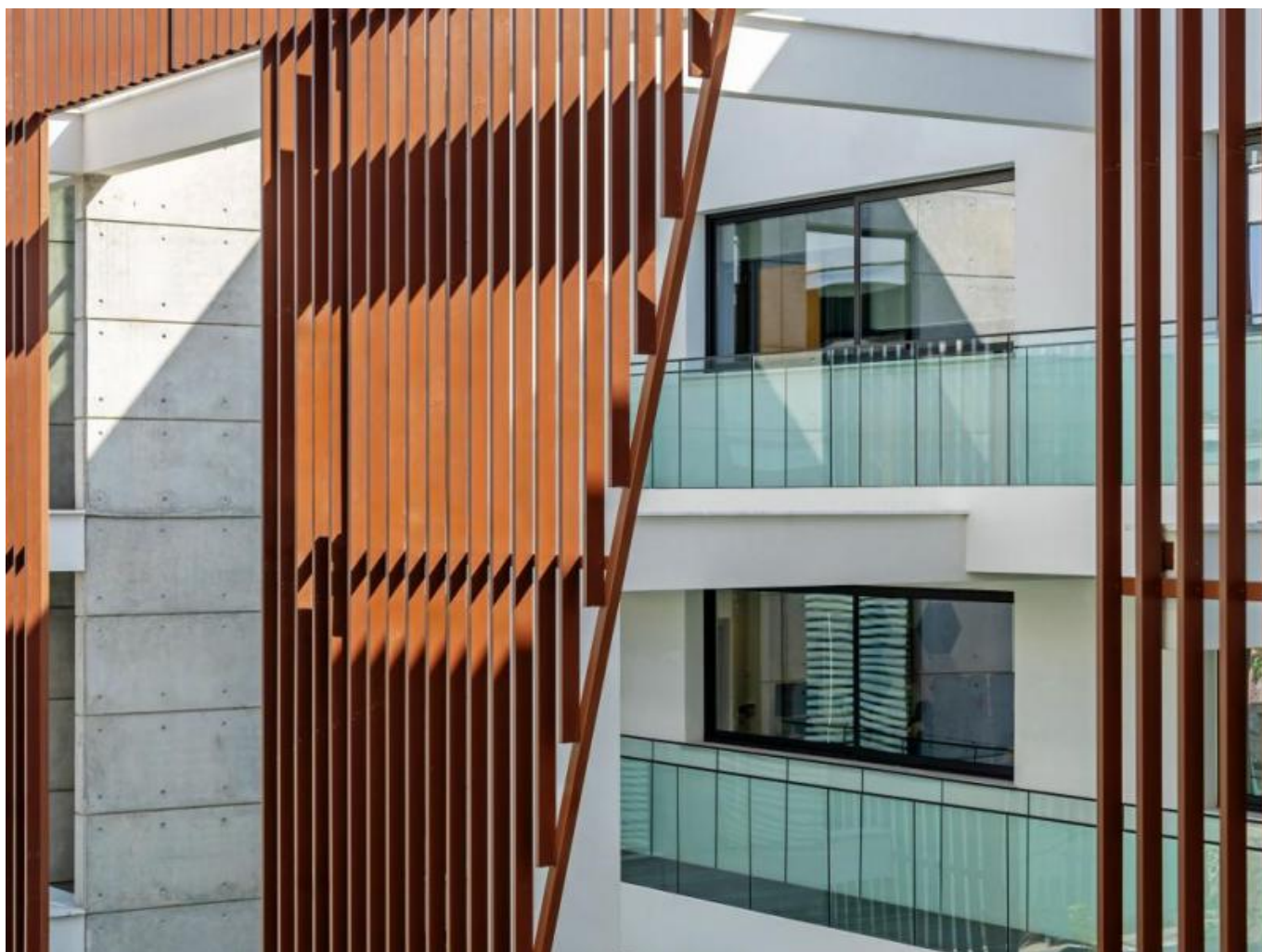
Natural light, landscaped internal gardens, suspended bridges and communal lounge areas create a working environment that feels both sophisticated and welcoming. The upper-floor layout provides flexibility for executive offices, open-plan workspaces, meeting rooms and breakout areas, while the roof garden adds a rare lifestyle element for staff gatherings or informal business occasions.

Positioned within one of Limassol's most desirable central business settings, the property is within walking distance of the seafront, shopping streets, restaurants, cafés, the marina and the old port, while the exact address remains discreet for privacy.

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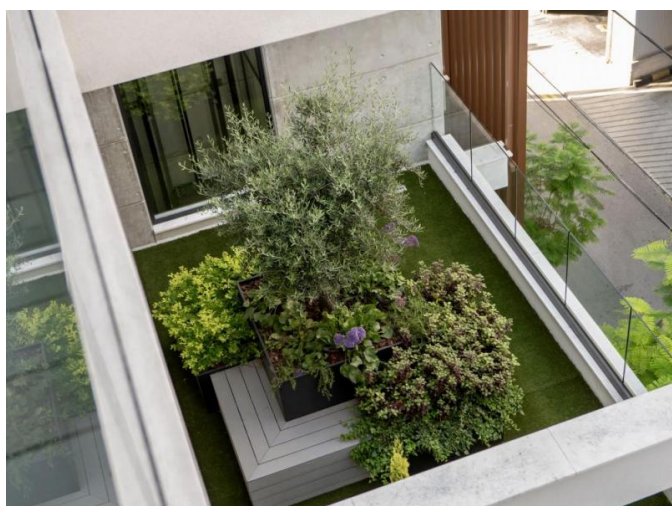
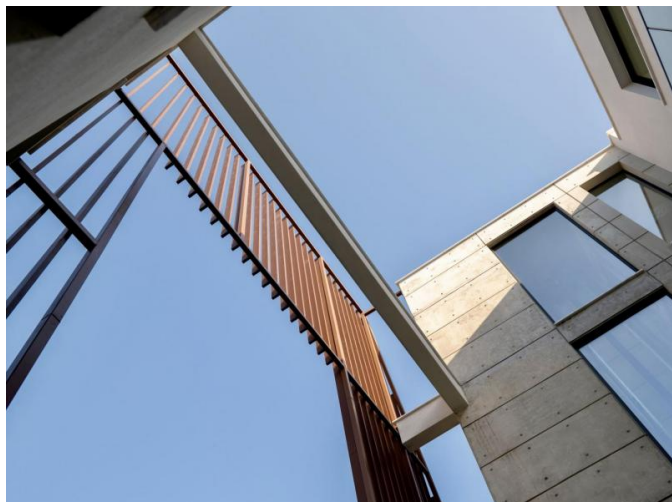
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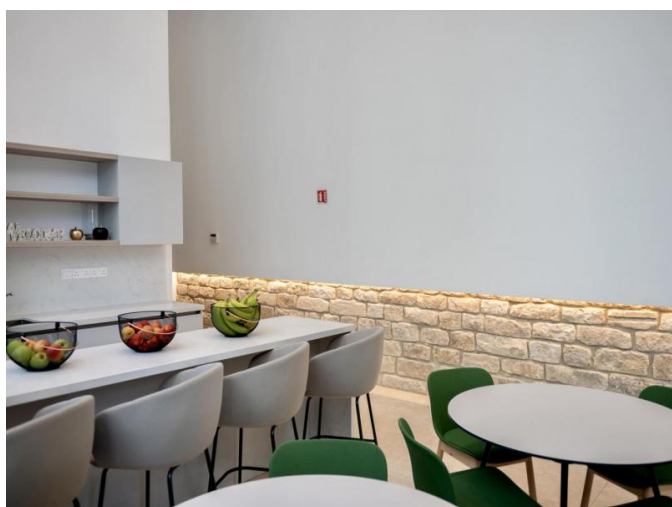
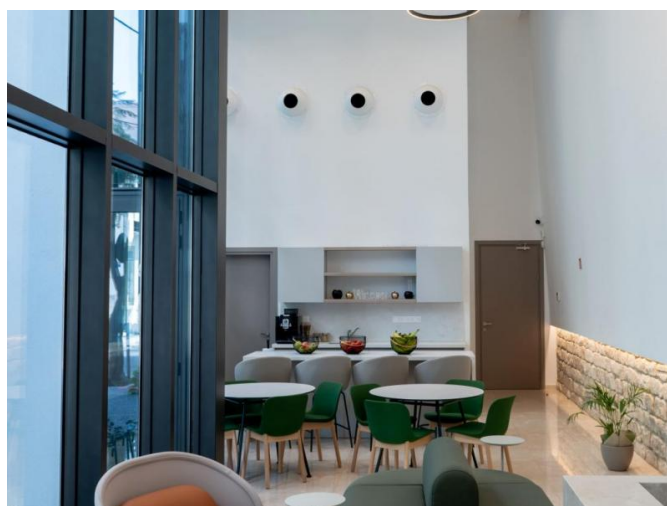
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