

LUXURY SPACIOUS OFFICES FOR RENT CLOSE TO LIMASSOL MARINA

9400 Euro - 14500 Euro per
month

Property Code:	1681
Location:	Limassol - OLD PORT
Floor:	3

Type:	Long-term rent - Office
Internal Area:	330 m ²

Property features:

Air Condition Telephone Line Double Glazing Furniture

Description:

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This spacious offices located in the modern office building right on the sea front near the old port.

BUILDING KEY FEATURES:

Ground Floor	215 sq. m.	14,500 EUR per month
Mezzanine	275 sq. m.	
First Floor	330 sq. m.	9,400 EUR per month
Second Floor	330 sq. m.	9,400 EUR per month

- Ideal for corporate offices on the Limassol seafront, next to the vibrant areas of the Old Port, the Marina and the Medieval Castle.
- 360° views of Limassol, with all floors having unobstructed sea view.
- Structurally reinforced in accordance with European specifications of the anti-earthquake code and renovated with a modern design, high specifications and luxury finishes.
- Finished with high quality thermal and sound insulating large windows, natural granite and alucobond, complying with local energy performance and energy efficiency regulations.
- Open-plan internal layout, allowing maximum flexibility.
- Ultra-modern lobby area, porter controlled main entrance and an audio-visual control system.
- Fire detector alarms and fire extinguishing systems complying with Fire Safety regulations.
- Access and other facilities for disabled persons.
- Building and all offices are provided with access control system based on latest technology.
- **All offices will have raised floors, an independent air-conditioning VRV system (cold and hot air supply) and double glazed windows with low energy transmission and sound insulation characteristics.**

LOBBY AREA KEY FEATURES:

- **Finished with high quality marble and granite, solid wood panels and luxury**

features.

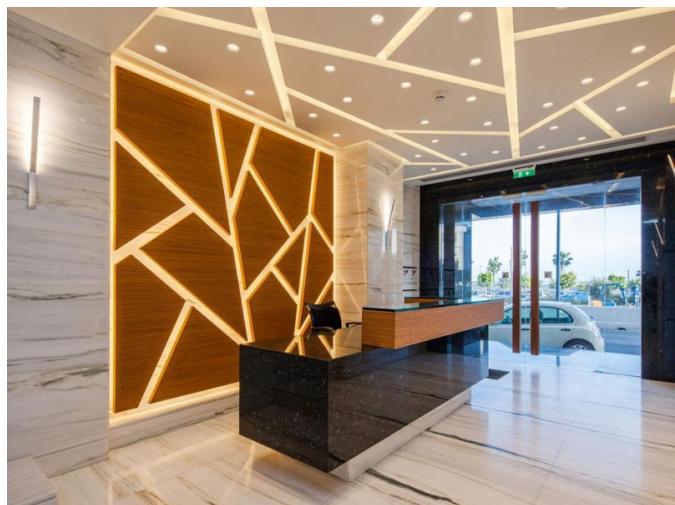
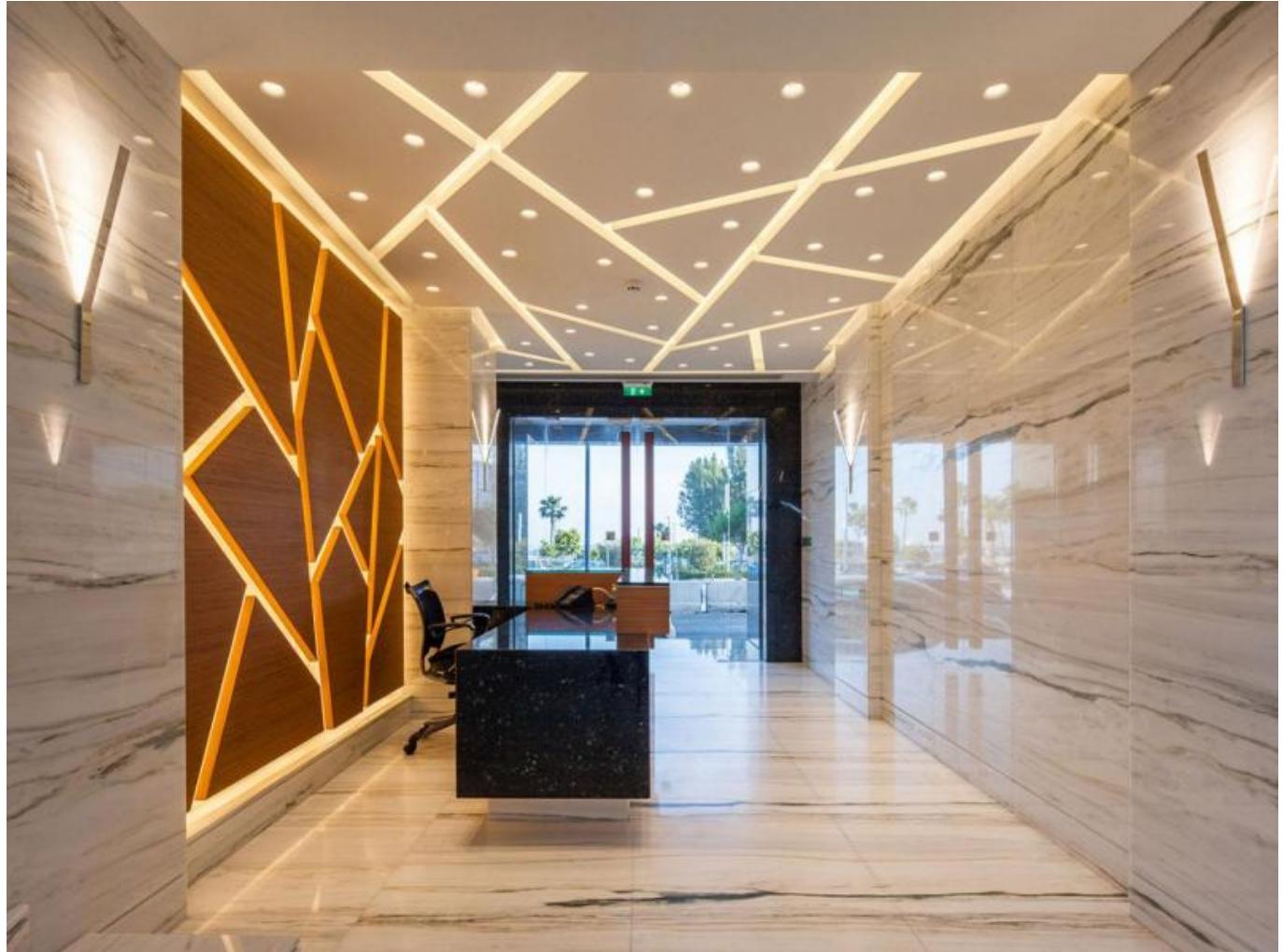
- **Contemporary and modern ceiling and lighting design.**
- **Porter controlled main entrance and an audio-visual control system.**
- **Latest technology access control system**
- **Independent air-conditioning VRV system (cold and hot air supply).**

OFFICE KEY FEATURES

- **High quality, fully equipped kitchenette with modern finishes.**
- **Modern and spacious restrooms with high quality sanitary fittings, accessories and finishes.**
- **Independent air-conditioning VRV system (cold and hot air supply).**
- **Raised floors.**
- **Latest technology access control system for main building and floor entrances.**
- **Access and other facilities for disabled persons.**
- **Large double glazed windows with low energy transmission and sound insulation characteristics, offering unobstructed views of the Limassol seafront.**

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