

# LUXURY OFFICE OF 100M<sup>2</sup> FOR RENT IN AG. ATHANASIOS

3 300 €/month

<b>Property Code:</b>	2450	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	100 m <sup>2</sup>
<b>Floor:</b>	3	<b>VAT:</b>	plus VAT

## Property features:

Air Condition	Telephone Line	Alarm	VRV central ceiling system
Double Glazing	Parking		

## Description:

Luxury Office of 100m<sup>2</sup> for Rent in Ag. Athanasios

state-of- the-art building located at Agios Athanasios Avenue in Limassol, with direct access to the city center, seaside and highway to all major towns.\

It is a unique building both in design, functionality, facilities and technology that is incorporated in the building. In addition, the location and prominence of the buildings is ideal to house any company wishing for maximum exposure in a prestige building.

The office of 100m<sup>2</sup> is offered one allocated parking space on the underground parking of the building. It is partitioned into waiting area and 3 separate office spaces with glass partitions. In addition, the following facilities are offered :

- VRV Air Conditioning System with Individual Controls.
- Air to Air Heat Reclaim System
- including Marble Flooring, stainless steel balustrades internal & external.
- Smart technology Lighting system, with Energy Saving LED light fittings
- False Ceilings
- Fully fitted Kitchen
- Separate Ladies & Gents W/C
- CCTV security system for all common area.
- Proximity Access Control System for main entrance to the building
- Fibre optic cabling for high speed internet connection to the building.
- Designated Visitors Parking spaces
- Secured and gated underground Parking areas.
- Staffed main reception area
- In-house cleaning and janitor services for common areas
- Additional free staff parking areas
- Back-up electricity generator (optional one-off connection fee)

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