

# LUXURY OFFICE OF 164 M<sup>2</sup> FOR RENT IN AG. ATHANASIOS

4 900 €/month

<b>Property Code:</b>	2451	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	164 m <sup>2</sup>
<b>Floor:</b>	2	<b>VAT:</b>	plus VAT

## Property features:

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

## Description:

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state-of-the-art building located at Agios Athanasiou 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 building is ideal to house any company wishing for maximum exposure in a prestige building.

The office of 164m<sup>2</sup> is offered furnished with modern furniture, with TWO allocated parking space on the underground parking of the building.

•VRV Air Conditioning System with Individual Controls. •Air to Air Heat Reclaim System •Luxury Finishes, 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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