

<b>Property Code:</b>	2541	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	305 m <sup>2</sup>
<b>Number of floors:</b>	7	<b>Status:</b>	New
<b>VAT:</b>	plus VAT		

**Property features:**

Air Condition	Telephone Line	VRV central ceiling system	Double Glazing
Parking			

**Description:**

PRICES FROM 7000 EURO - 9000 EURO PLUS VAT

**Business center is located in the prestigious area of Germasogeia, Limassol's tourist area, boasting close proximity to significant related infrastructures such as respectable business centres, high-star hotels, banks and fine dining restaurants.**

**Approximately 900m from Motorway Approximately 500m from Seafront Approximately 1km from High-star Hotels Approximately 5.5km from Limassol Marina**

**Designed to cater for today's business needs, provides open spaces, giving a light and airy working environment, with floor to ceiling windows offering panoramic views across the city as well as views of the beautiful seafront of Limassol, thus providing a stimulation of both creativity and productivity.**

**THE PROJECT WILL BE READY IN THE END OF DECEMBER 2020**

- MINIMUM RENTAL PERIOD 3 YEARS
- INCLUDES RAISED FLOORS, FALSE CIELINGS, AIR CONDITIONING
- EXCLUDES INTERNAL PARTITIONING, STRUCTURE CABLING & ELECTRICAL POINTS - TENANTS RESPONSIBILITY
- EXCLUDES COMMON EXPENSES

LEVEL	INTERNAL COVERED AREA M2	COMMON INTERNAL AREA M2	COVERED BALCONY AREA M2	UN-COVERED BALCONY AREA M2	TOTAL COVERED AREA M2	RENTAL EURO PRICE € (PER MONTH)
<b>RETAIL SHOP 1 + MEZZAINE</b>	145	-	-	-	145	RENTED
<b>RETAIL SHOP 2 + MEZZAINE</b>	455	-	-	-	455	RENTED

**MODERN OFFICES FOR RENT IN POTAMOS  
GERMASOGIA**

10 500 €/month

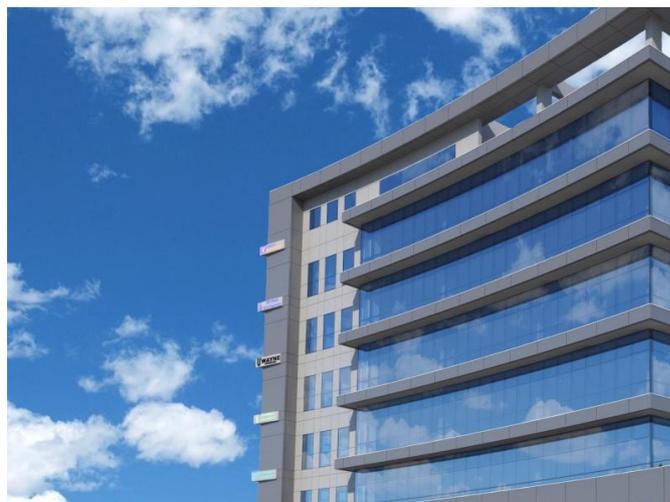
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<b>1ST FLOOR</b>	305	26	20	135	351	10500
<b>2ND FLOOR</b>	305	26	20	-	351	€10500
<b>3RD FLOOR</b>	305	26	20	-	351	RENTED
<b>4TH FLOOR</b>	305	26	20	-	351	RENTED
LOBBY			66	-		
Underground Parking			892	24		
Ground Floor Parking			-	9		

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