

MODERN OFFICE FOR RENT IN NEW PORT AREA

€ 8 500 /month

Property Code:	2734	Type:	Long-term rent - Office
Location:	Limassol - CITY CENTER	Internal Area:	500 m ²
Floor:	4	Number of floors:	5
VAT:	plus VAT		

Property features:

Unfurnished	Air Condition	Telephone Line	Double Glazing
Parking			

Description:

RENTAL PRICE for the Office ONE - 8500euro PLUS VAT and

Office TWO with Price - 8 500euro +VAT

Plus Common expenses

Min 2 years rental Agreement

Prepayments: 1 deposit + 3 month rental payments in advance

AFTER A SIGNING A RENTAL AGREEMENT OFFICE WILL BE READY IN ABOUT 6 WEEKS

A modern building consisting of 8 shops on the ground floor and luxury offices on 5 floors.

Total covered area 500 m² each office

Ground floor and underground parking

Constructed with latest high-quality materials

Close to Limassol port / Highway

Easy access to all amenities.

Date of delivery is around 6 weeks after signing a contract with the client.

Price included :

raised floor

cassette type VRV ARC SYSTEM and LED ceiling lighting

ceiling acoustic tiles 60x60 cm

all electrical provisions - EXEPT SERVER AND INTERNET PROVISIONS

Walls painting

Toilet /Kitchen

General cleaning at the end of renovation works

All other works and partition should be installed and paid by the Tenant according their

19.05.2026

needs

CAN include in the price - gypsum board partition to divide office area for 1 meeting room

•There is provision for controlled vehicle entrances towards both the basement and open air offices parking

spaces, separate to those for the shop units and the offices are accessed via a central entrance located at the

back of the building thus ensuring a direct and safe route between parking and the offices.

•The design is meticulous and the specified systems and materials are of the highest standards while construction

has been undertaken by a reliable and experienced category A contractor.

•The design and construction are in full accordance to the granted town planning approval and building permit, as

well as the legal requirements for sound insulation and thermal insulation with the issuing of category B energy

efficiency certification.

•The building meets all the conditions of issued permits, planning and building, and the conditions on energy

efficiency legislation and materials used for thermal insulation and soundproofing. They have also issued

performance certificates for category B.

•There is provision for a generator 120 KVA, covering the needs of the common areas and elevators of the

building in the event of a power outage and emergency.

Offices Common Parts

•The offices' central entrance lobby are spacious and impressive with a reception and a patterned granite floor of

your choice, while the walls and lifts are clad in marble. Common parts at office levels also have a granite floor

and painted walls.

•There are two high quality lifts, one for 8 persons and the other for 13 persons.

•There are strict adherence to the fire regulations with the installation of fire fighting nodes, a smoke detection

system, emergency lighting and signage.

- All office spaces are open plan with a single unit per level.

- Office false ceilings will be of the easily maintained exposed-grid type with 60x60cm sound insulating tiles and an

adequate number of 60x60cm fluorescent lighting units with reflectors. There are also raised floors with 60x60cm

laminated tiles and a sufficient gap for the provisional routing of cabling and services. Internal walls are finished

in putty and emulsion paint.

- WC and kitchen floors are finished in 60x60cm white and grey tiles as the cladding of WC walls up to the doors

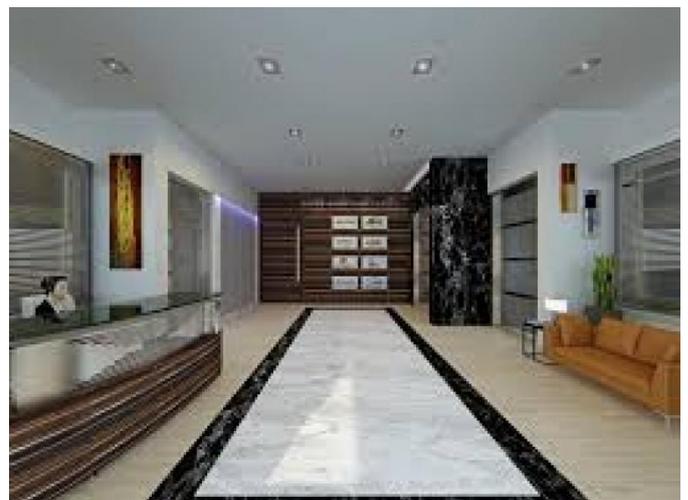
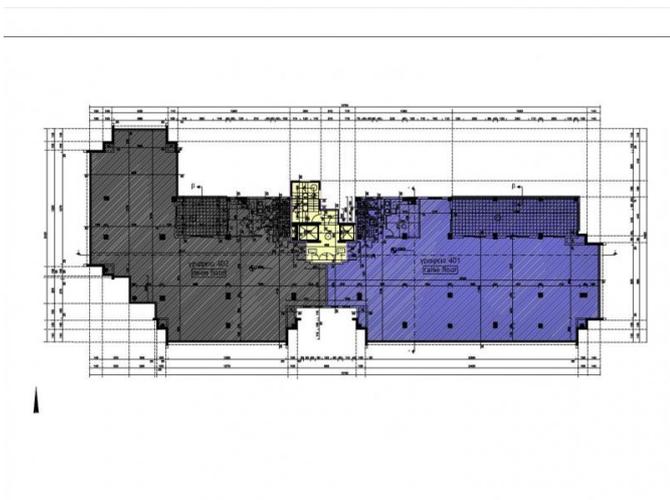
height.

- There is a 3-phase electricity supply of 3x30A for the common parts and a 3x10A supply to each office and shop

unit.

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