

---

<b>Property Code:</b>	2734	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - CITY CENTER	<b>Internal Area:</b>	500 m <sup>2</sup>
<b>Floor:</b>	4	<b>Number of floors:</b>	5
<b>VAT:</b>	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 m<sup>2</sup> 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**

**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.

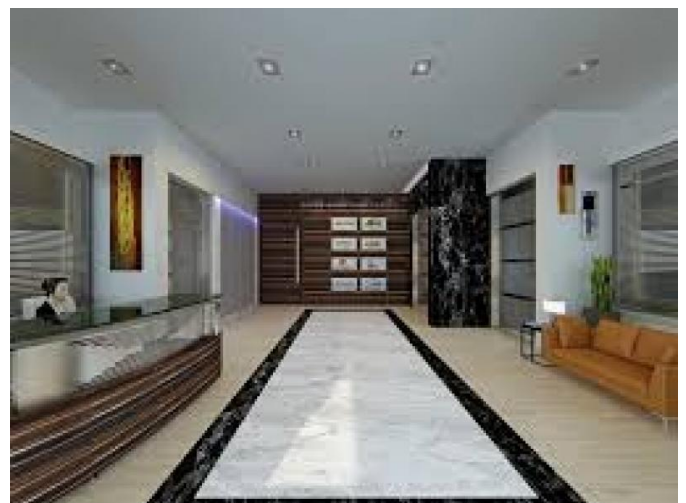
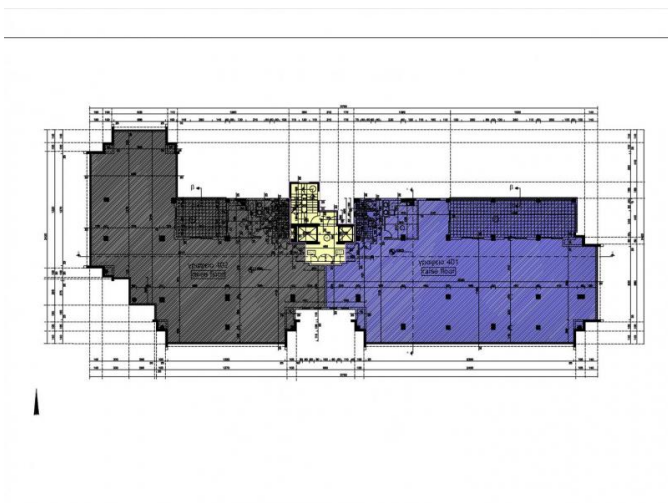
•There are two high quality lifts, one for 8 persons and the other for 13 persons.

•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.



# MODERN OFFICE FOR RENT IN NEW PORT AREA

8 500 €/month



# MODERN OFFICE FOR RENT IN NEW PORT AREA

8 500 €/month



**MODERN OFFICE FOR RENT IN NEW PORT  
AREA**

---

8 500 €/month

