

# ULTRA MODERN HIGH QUALITY OFFICE BUILDING FOR RENT

54 500 €/month

<b>Property Code:</b>	2778
<b>Location:</b>	Limassol - CITY CENTER
<b>Number of floors:</b>	6
<b>VAT:</b>	plus VAT

<b>Type:</b>	Long-term rent - Office
<b>Internal Area:</b>	1577 m <sup>2</sup>
<b>Status:</b>	Under Construction

## Property features:

Air Condition	VRV central ceiling system	Store Room	Solar panels for hot water
Double Glazing	Garden	Parking	Balcony

## Description:

The ultra-modern high-quality office building is located in a prime commercial area (on Makedonias Avenue), near all amenities and with easy access to the highway. This unique building is only 2min. away from the highway, 5min. from city centre and the new marina and 10min. from the new casino of Limassol.

The architectural plans were designed by the famous architect office of Mr Armeftis and the construction will be done with the highest standards and specifications and with the best quality materials.

It consists of a big basement (parking area), ground-level with more covered parking area and an impressive lobby with reception area and 2 lifts, mezzanine with common kitchen area and mechanical area, 5 floors of spacious open plan offices with big covered verandas and a great roof garden with amazing sea and city views.

## Total covered area: 3603m2

Covered office area: 1859m<sup>2</sup> (5 floors)

Ground floor: 124m<sup>2</sup> (lobby, reception)

Mezzanine: 300m<sup>2</sup> (mechanical floor, common kitchen area)

Basement: 925m<sup>2</sup> (parking)

Total parking places: 42

Roof garden: 395m<sup>2</sup>

PRICE ARE SUBJECT TO 19% VAT

**ESTIMATED DELIVERY TIME IS AROUND 12 MONTHS**

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