

## NEW OFFICE BUILDING OPPOSITE THE OLD PORT LIMASSOL MARINA AREA

on request

<b>Property Code:</b>	2873	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - OLD PORT	<b>Internal Area:</b>	125 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>Number of floors:</b>	3

### Property features:

Air Condition	Telephone Line	VRV central ceiling system	Double Glazing
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### Description:

130 SQM

**PRICE:** EUR3800 + VAT

45 SQM

**PRICE:** EUR1000 + VAT

260 SQM

**PRICE:** EUR7600 + VAT

255 SQM -

**PRICE:** EUR7000 + VAT

520 SQM - WHOLE New Office Building with Roof Garden - Limassol Marina - 30m from Seafront

**PRICE:** EUR14000 + VAT

### DESCRIPTION:

New Office Building opposite the Old Port / Limassol Marina Area at a perfect location

\*\*\* Ready to move in immediately \*\*\*

A spacious, bright, BRAND NEW and very comfortable office in a modern building, located opposite the Old Port, in the Limassol Marina area, 30 meters from the seafront green park.

\* UNIQUE LOCATION:

Ideally located at the Limassol Marina / Old city center area, opposite the Old Port buildings, 30 meters from the seafront green park and 2 minutes' walk from Limassol Marina, with all governmental and administrative services, banks, shops and restaurants around.

\*\* You can enjoy a very nice walk every day at the Molos Seafront Green Park and you can

do all your business needs by walking only a few minutes! \*\*

\*\*\* Additional office space is available in the same building with the following options:

- 2nd Floor: 130 sqm office which communicates directly with the 1st floor via elevator (lift) without having to go outside the main entrance of the 1st floor office.
- 3rd Floor: 2 offices with a total of 55sqm with a very big 70sqm roof garden with sea view.
- Ground Floor: 3 offices with independent entrances of 45sqm each.

\*\* The office has the following features: \*\*

- \* Can be your registered office address
  - \* Brand new modern office space in brand new building
  - \* Sea views (side)
  - \* Private office entrance through lift (elevator)
  - \* Reception area
  - \* Very large open space that can be divided according to your office needs with glass walls
  - \* Office divisions can be made as required
  - \* Server Room / Storage Room
  - \* 2 Toilets (men / women)
  - \* Kitchen with balcony sea view
  - \* Fully air conditioned (hot and cold)
  - \* Double Glazed windows
  - \* Raised floors
  - \* Structured CAT6 Cabling in all areas
  - \* Fiber optics Internet connection provision
  - \* Provisions for CCTV cameras inside the office if required
  - \* Provisions for TV presentations
  - \* Laminate parquet floor
  - \* LED Lights
  - \* High quality finishes
  - \* The building is protected outside with CCTV security cameras
  - \* 24 hour access
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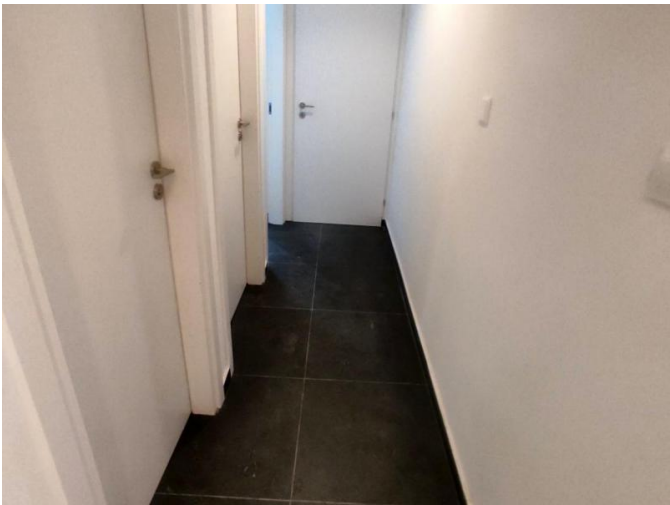




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