

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

7 600 €/month

<b>Property Code:</b>	2874	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - OLD PORT	<b>Internal Area:</b>	260 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:

**TITLE:** 260 SQM New Office Building - Limassol Marina - 30m from Seafront

**PRICE:** EUR7600 + 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:

- 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
- \* 4 Toilets (men / women)
- \* 2 Kitchen areas 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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