

# BUILDING FOR RENT CENTRAL LOCATION BRIGHT & AIRY SPACES

16 000 €/month

|                       |                        |                          |                         |
|-----------------------|------------------------|--------------------------|-------------------------|
| <b>Property Code:</b> | 3223                   | <b>Type:</b>             | Long-term rent - Office |
| <b>Location:</b>      | Limassol - CITY CENTER | <b>Internal Area:</b>    | 847 m <sup>2</sup>      |
| <b>Renovation:</b>    | Cosmetic               | <b>Number of floors:</b> | 4                       |
| <b>VAT:</b>           | PLUS VAT               |                          |                         |

## Property features:

|                |               |                            |                     |
|----------------|---------------|----------------------------|---------------------|
| Unfurnished    | Air Condition | Parking - Covered          | Parking - Uncovered |
| Telephone Line | Store Room    | Solar panels for hot water | Double Glazing      |
| Parking        | Balcony       |                            |                     |

## Description:

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The building consists of a ground floor showroom, a mezzanine, office spaces on first, second and third floor and a huge veranda on top floor. More details can be found on the architectural plans by request.

The building has open, airy and bright spaces. It is equipped with emergency exits and staircase, smoke detectors, lift, electrical entrance doors, electrical installation and structured cabling.

The building will undergo some maintenance repairs before the delivery of the offices to the client.

Any additional works can be discussed in each case in order to accommodate the needs of the client.

**The asking monthly rental price is 16000€ + VAT (if applicable).**

### PROPERTY FEATURES

- FULLY AIRCONDITIONED - VRV & SPLIT UNITS
- ELECTRICAL INSTALLATION & STRUCTURED CABLING
- FIRE ALARM & BASEMENT FIRE EXTINGUISHING SYSTEM
- EMERGENCY EXIT
- 12 PARKING SPACES + 1 DISABLED

**GROUND FLOOR: 235 SQM | SHOWROOM | 1 RESTROOM | 1 KITCHEN**

**MEZZANINE: 132 SQM | OFFICE SPACE | 1 RESTROOM**

**1 ST FLOOR: 198 SQM | 3 OFFICE SPACES | 2 RESTROOMS | 1 KITCHEN**

**2 ND FLOOR: 198 SQM | 5 OFFICE SPACES | 2 RESTROOMS | 1 KITCHEN**

**3 RD FLOOR: 84 SQM | OFFICE | 1 RESTROOM | 1 KITCHEN + 120 SQM VERANDA**

**BASEMENT A: 336 SQM | 5 PARKINGS | 1 RESTROOM | 1 ELECTRICITY ROOM**

**BASEMENT B: 383 SQM | 7 PARKINGS | 1 RESTROOM**

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