

# **BUILDING FOR RENT CENTRAL LOCATION BRIGHT & AIRY SPACES**

16 000 €/month

<b>Property Code:</b>	3223
<b>Location:</b>	Limassol - CITY CENTER
<b>Renovation:</b>	Cosmetic
<b>VAT:</b>	PLUS VAT

<b>Type:</b>	Long-term rent - Office
<b>Internal Area:</b>	847 m <sup>2</sup>
<b>Number of floors:</b>	4

## **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).**

## **PROPERTIES 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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