

**MODERN LUXURY  
OFFICE/SHOWROOM/SHOP IN THE HEART  
OF TOURIST AREA**

4 000 €/month

<b>Property Code:</b>	3229
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA
<b>Renovation:</b>	Design

<b>Type:</b>	Long-term rent - Office
<b>Internal Area:</b>	250 m <sup>2</sup>

**Property features:**

Air Condition	Parking - Uncovered	Telephone Line	Alarm
VRV central ceiling system	Double Glazing	Dish washer	Extractor Fan
Parking	Refrigerator	Balcony	Furniture

**Description:**

Modern luxury office/showroom/shop

FOR LONG-TERM RENT

A modern style office located in the heart of Limassol, few steps from the main amenities, and just 50 m from the sea.

It covers a total area of 250 sqm including an open plan space, which can be used as showroom or shop and 6 partitioned offices. Other facilities include 2 kitchens, server room, 2 W/C.

The price includes luxury Italian furniture, modern equipment and private parking.

- 3 floors
- 1 open plan space
- 6 separate offices / 10 desks
- 1 server room
- 3 toilets and 2 kitchenettes
- Main and back door
- Fire and alarm systems
- Video cameras
- A/C
- Full operational electrical fittings (sockets, telephone points, TV aerial points, Ethernet points)
- Generator for uninterrupted/ secondary power supply
- Private Parking
- Close to big municipal parking
- Easy access to the Highway and near all amenities (Food, Cafes, Banks, Shops etc)

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- Office cleaning for extra price

Near the office we have parking for 4 cars. Also in 10 m from the office there is big Dassoudi beach parking free of charge. New tenants can change everything inside and outside the office. Also it's possible to install big promotion banners on the building.

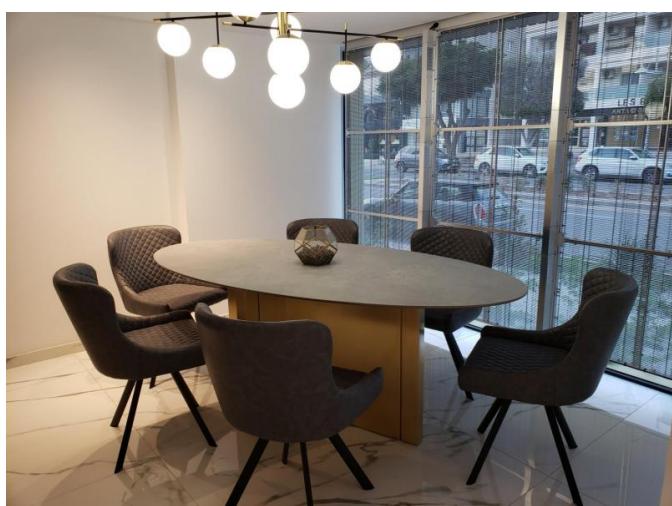
The office is immediately available.

Price is 4000 EUR per month.



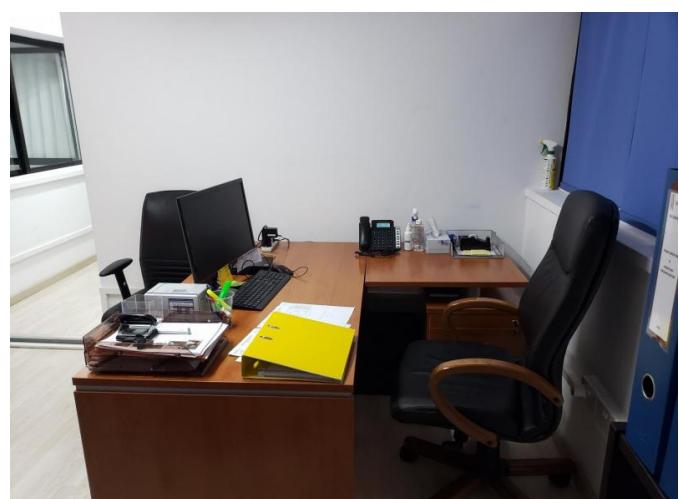
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