

|                       |                                |                       |                         |
|-----------------------|--------------------------------|-----------------------|-------------------------|
| <b>Property Code:</b> | 3256                           | <b>Type:</b>          | Long-term rent - Office |
| <b>Location:</b>      | Limassol - AGIOS<br>ATHANASIOS | <b>Internal Area:</b> | 240 m <sup>2</sup>      |
| <b>Renovation:</b>    | Modern                         | <b>Floor:</b>         | 3                       |

**Property features:**

|               |                               |                     |                |
|---------------|-------------------------------|---------------------|----------------|
| Air Condition | Parking - Covered             | Parking - Uncovered | Telephone Line |
| Furnished     | VRV central ceiling<br>system | Double Glazing      | Parking        |
| Refrigerator  |                               |                     |                |

**Description:**

Stunning state-of-the-art building is located at Agios Athanasios avenue in Limassol, with direct access to the city centre, seaside and highway to all major towns.

Is a unique building both in design, functionality, facilities and technology that is incorporated in the building.

In addition, the location and prominence of the buildings

is ideal to house any company wishing for maximum exposure in a prestigious building.

This third-floor office measures 240sqm and is already partitioned and finished to high standards

Please bear in mind that the structured cabling is already in place as well.

**2 parking spaces**

In addition, the following services and facilities are offered :

- VRV Air Conditioning System with Individual Controls.
- Air to Air Heat Reclaim System
- Luxury Finishes, including Marble Flooring, stainless steel balustrades internal & external.
- Smart technology Lighting system, with Energy Saving, LED light fittings
- False Ceilings
- Fully fitted Kitchen
- Separate Ladies & Gents W/C
- CCTV security system for all common area.
- Proximity Access Control System for the main entrance to the building
- Fiber optic cabling for a high-speed internet connection to the building.
- Designated Visitors Parking spaces
- Secured and gated underground parking areas.
- Staffed main reception area
- In-house cleaning and janitor services for common areas
- Additional free staff parking areas
- Back-up electricity generator

**Rental Price: € 8,300 + VAT per month**

We highly recommend a viewing





