

# OFFICE SPACE OF 512M2 TWO FLOORS IN THE CENTER OF TOWN

14 700 €/month

<b>Property Code:</b>	3279	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - MESA GEITONIA	<b>Internal Area:</b>	512 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>Floor:</b>	2
<b>Status:</b>	New	<b>VAT:</b>	PLUS VAT

## Property features:

Unfurnished	Air Condition	Parking - Covered	Telephone Line
Alarm	VRV central ceiling system	Double Glazing	

## Description:

Office space of 512m2 gross area over two floors (256m2 gross area over each floor) and strategically on one of main commercial avenues of Limassol  
The first almost-net-zero Grade "A" energy efficient building in Cyprus (it produces almost as much energy as it consumes)  
Designer's café on top floor (plus roof-garden)

## Building's occupancy: September 2021

Areas: Available space of 512m2 gross area over two floors

(256m2 gross area over each floor)

Power Savings: Grade "A" Energy efficient building with up to €9,000 savings per annum

Amenities: Your office will have access to a modern café with roof-garden along with a building reception area and access control.

Parking Spaces: Covered parking area at the basement level

## Availability: September 2021

## Lease: 5 years lease from September 2021

High quality office accommodation on the 1st and 2nd floor. The building occupies a prominent corner position in Spyrou Kyprianou Avenue and benefits with easy access to highway.

The office provides the flexibility to the user for area customisations and personalised interior design.

The office benefits from reduced electricity consumption due its environmentally friendly design philosophy which includes PV panels at the façade with estimated annual energy savings.

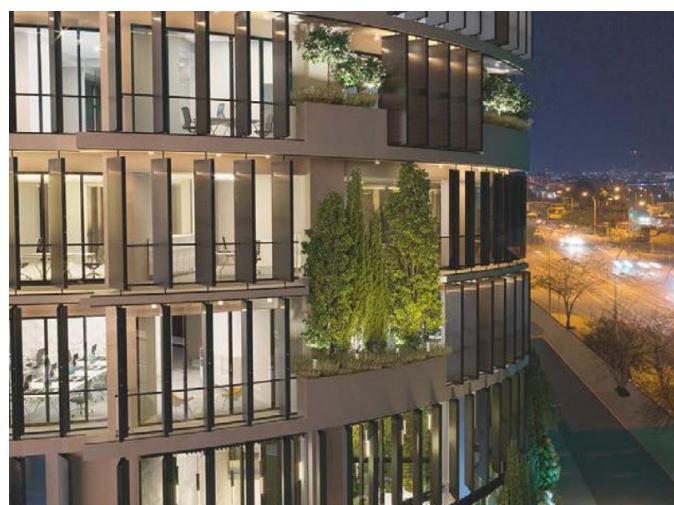
The ground floor office includes a spacious double height reception area and a guest waiting zone.

The users will have access to a cosy innovative roof garden for hosting private gatherings and

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events.



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