

# OFFICE SPACE OF 256 SQ.M IN THE CENTER OF TOWN

9 600 €/month

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<b>Property Code:</b>	3280	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - MESA GEITONIA	<b>Internal Area:</b>	256 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>Floor:</b>	1
<b>Status:</b>	New	<b>VAT:</b>	PLUS VAT

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## Property features:

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

## Description:

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Office space 256m<sup>2</sup> gross area 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)

Areas: Available space

256m<sup>2</sup> gross area over each floor

Passing Rent: €9600 per month+VAT

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

## Lease: 5 years

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

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

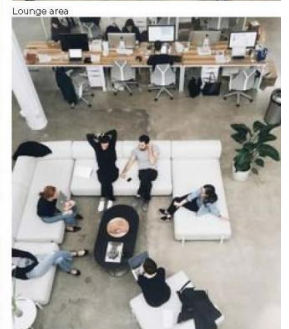
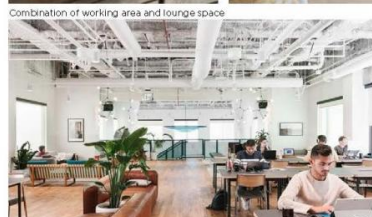
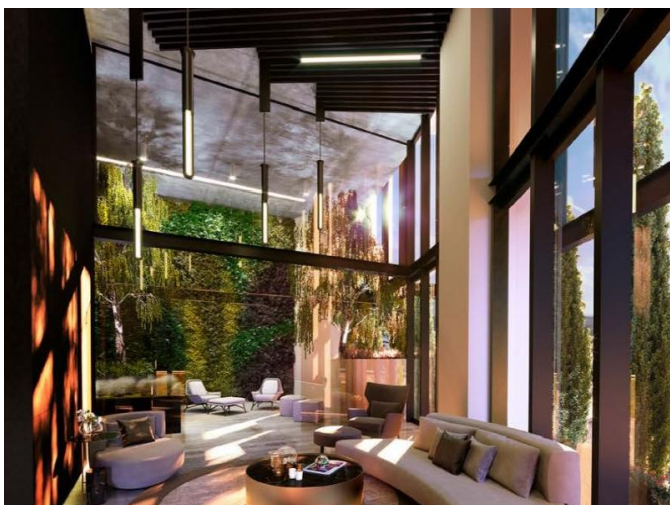
The office benefits from reduced electricity consumption due its environmentally friendly design philosophy which includes PV panels at the façade with estimated annual energy savings.

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 events.

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