

**OFFICE IN AN IDEAL LOCATION WITH EASY  
ACCESS TO THE HIGHWAY, CITY CENTRE  
AND THE SEAFRONT**

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€ 17 600 /month

<b>Property Code:</b>	5694	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	810 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>Floor:</b>	1
<b>Status:</b>	New	<b>VAT:</b>	+ VAT

**Property features:**

Air Conditioning	Covered Parking	Ground Floor	Shutters
Title Deeds	Air Condition	Parking - Covered	Telephone Line
VRV central ceiling system	Store Room	Double Glazing	Parking

**Description:**

Whole 1st floor offices with glass partitions, basement parking, storerooms and large lobby on the ground floor. The offices provide access control, electrical key, air -conditioning, fresh air system, raised floors, false ceilings, kitchens, men and women toilets etc.

The office is located in the east part of Limassol with excellent access to the highway, the city centre and the seafront. Agios Athanasios is considered among the best commercial areas of Limassol with 24hour non-congested traffic flow, easy parking space around and a short distance to public services, banks and restaurants.

**Available for rent from 1st of December, 2021.**

\*might be rented without VAT, if the Tenant is exempted from the Rental VAT

Characteristics:

Min Tenancy Period: 3 Years  
Covered Parking: 11 parking spaces  
4 Storerooms  
Raised Floors  
VRV  
Title Deed  
Energy rating: B

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