

## WHOLE 1ST FLOOR OFFICES IN AGIOS ATHANASIOS AREA

17 600 €/month

<b>Property Code:</b>	5726	<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>VAT:</b>	+VAT		

### Property features:

Furnished	Telephone Line	VRV central ceiling system	Store Room
Solar panels for hot water	Double Glazing	Cooker	

### Description:

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

Whole 1st floor offices with glass partitions, basement parking, store rooms and large lobby at 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.

### FEATURES:

- \* VRV Air-conditioning for hot and cold air
- \* Fresh air system
- \* Security Key System
- \* Raised Floor
- \* Structured Cabling
- \* Two sets of Toilets (Men & Woman)
- \* Two kitchen
- \* 11 covered parking
- \* 3 big storage rooms (add to the office space)
- \* offices of open space and some with glass partitions
- \* modern reception area
- \* cantina area

Min Tenancy Period: 3 Years

Rent per month: €17 600+VAT\*

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

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