

# MODERN A-CLASS 310 SQ.M. OFFICE WITH EASY ACCESS TO THE HIGHWAY AND CITY CENTRE

10 000 €/month

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<b>Property Code:</b>	5845	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	310 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>Status:</b>	New

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## Property features:

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Air Conditioning	Covered Parking	Elevator	Air Condition
Parking - Covered	Telephone Line	VRV central ceiling system	Double Glazing
Parking	Furniture		

## Description:

This bright and modern office is located in a business centre with easy access to the highway and city centre.

## Office characteristics:

Huge luxurious common reception area with the receptionist, and two panoramic lifts.  
4 covered car parking places on the gated basement floor (controlled by cameras).  
Raised floor, structural cabling.  
Fast internet (fibre optic).  
False ceilings, with a lighting smart system according to the latest EU requirement for office lighting.  
Glass partitions (noise isolated).  
Key card access control to the building and the office.  
Fresh air system.  
Kitchen.  
Server room.  
WC in the common area (at all working hours there is a cleaning service).

## The building:

The business centre is located in a fashionable commercial district in the central part of Limassol. The building of the business centre consists of a 2-level underground parking lot for 150 parking spaces, the ground floor with a lobby, a furniture shop and a shopping mall area. On the upper floors, there are offices, apartments and open verandas with a sea view.

**3 years agreement and 2 monthly deposits are required.**

**Book your viewing today!**

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