



Reference 10402

Amazing Designed Office 600 sqm in Old Town Limassol with Parking **€2,500,000**

Agia Napa- Limassol, Limassol

600 m<sup>2</sup> Covered

## Description

Discover a spacious office available for rent, perfect for businesses looking to create a productive environment. This generous internal space offers 600 m<sup>2</sup> of versatility, allowing you to design your workspace to fit your unique needs. With an open layout, you can easily create collaborative areas, private offices, and meeting rooms, ensuring a comfortable atmosphere for your team and clients.

- Property area: 600 m<sup>2</sup>
- Type: Offices
- Plot area: 183 m<sup>2</sup>
- Included: Garden, Elevator, Balcony, Storage room
- Postal code: 3041
- Energy Efficiency: B+
- Square meter price: €30 /m<sup>2</sup>

Plot	183 m <sup>2</sup>
Roof garden	150 m <sup>2</sup>
Parking spaces	10
Energy efficiency rating	B
Status	Resale



A fully refurbished office building in the center of town will be available from early December 2024. The building consists of basement, ground floor which also has a small back garden, mezzanine and 1st floor. Each floor is approximately 150sqm. So, a total of 600 sqm. There is also a roof garden with a BBQ area and artificial grass which we have not counted as part of the sqm.

The building can be rented in its entirety or as 2 separate offices (1 company can take the basement and ground floor and a separate company can take the mezzanine and first floor).

All floors will share the lobby, elevator and ground floor entrance and have access to the roof garden.

There is a kitchen and toilets on each floor as well as a conference room. It is an open plan design and will be finished with an industrial look.

The building comes with 10 parking spots and the potential for more!

Minimum lease is 3 years with a down payment of 3 months' rent in advance.

The prices for various rental options are as follows:

Option1:

Renting entire building: 30 euro per sqm plus VAT. ( the roof garden area comes a bonus and is not charged) so EURO 18000 plus VAT per month.

Option 2:

Renting 2 top levels: this will be 35euro per sqm plus VAT x 300 so EURO 10500 plus VAT per month

Option 3:

Renting: 2 lower floors: this will be EURO 30 euro per sqm plus VAT x 300 EURO 9000 plus VAT per month.

The office boasts large windows that fill the space with natural light, promoting a bright and inviting atmosphere. It is equipped with modern amenities to facilitate your day-to-day operations. Additionally, there is ample parking available nearby, making it convenient for both employees and visitors.

This property is situated in a thriving business area, offering easy access to local services and public transportation. The flexibility of the layout and convenient location make it an ideal choice for startups and established companies alike.



Don't miss the chance to elevate your business in this remarkable office space. For more information and to schedule a viewing, contact Kadis Estates today. We are here to help you find the perfect space for your success.





## Facilities

✓ Aircondition · Split system    ✓ Heating · Central, electric    ✓ Elevator

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## Features

✓ Meeting room    ✓ Near public transport    ✓ Heart of city center    ✓ Easy access to main roads  
✓ Easy access to highway    ✓ Near bus route    ✓ Near amenities    ✓ Spacious rooms    ✓ Painted

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## Gallery





























