



Reference 14447

Prime Commercial Office Space For Rent in Central Limassol, Katholiki Area

€6,900 /month +VAT

Katholiki, Limassol

2 Bathrooms | 250 m² Covered

Description

Stylish ground-floor office with high-quality finishes and smart layouts, ideally located in central Limassol for excellent visibility, accessibility, and a professional business environment.

Key Features

- 6 partitioned areas adaptable for open-plan or multi-office use
- 2 W/Cs
- Internal area: 250 m² (Ground + Mezzanine)
- VRV air-conditioning system throughout
- Raised flooring for efficient cable management
- Suspended ceiling with integrated LED lighting
- Structured cabling with multiple network points
- Dedicated server room
- Fire alarm and security system including CCTV and alarm
- Video intercom system and teleconference setup
- Double-glazed windows with acoustic insulation

Parking spaces	4
Energy efficiency rating	B
Year of construction	2012
Status	Used



- Electrical roller blinds at the entrance and vertical blinds on all windows
- Two fully equipped kitchenettes with appliances
- Outdoor area for staff relaxation or informal meetings
- Four private on-site parking spaces (two covered)
- Furniture included: reception desk, conference table (12 seats), bookcases, and storage units

Location & Advantages:

- Prestigious business address in central Katholiki with high visibility and professional presence
- Modern industrial interior design and premium finishes for a functional, impressive workspace
- Excellent access to the highway and public transport for clients and staff

Rental Terms:

- Monthly Rent: €6,900 plus VAT
- Lease Type: Long-term only
- Availability: Ready for occupancy within two months of contract signing
- Optional semi-basement: additional 200 m² of open-layout space, available at an extra cost



Facilities

✓ Aircondition · Central system ✓ Heating · Central ✓ Parking · Covered ✓ Storage

Features

✓ Next to green area ✓ Reception ✓ Meeting room ✓ Main road ✓ CCTV ✓ Raised floors
✓ Near bus route ✓ Near amenities ✓ Internet ✓ Alarm system ✓ Double glazing
✓ City view ✓ Entrance hall ✓ Spacious rooms ✓ High ceilings ✓ Heart of city center
✓ Easy access to main roads ✓ Easy access to highway ✓ Kitchenette ✓ Excellent condition
✓ Near public transport ✓ Closed offices ✓ Structured cabling/wiring ✓ Computer
✓ Furnished office ✓ Conference hall ✓ Private bathrooms ✓ Business facilities
✓ Server room

Gallery







