



Reference 14450

Top-Floor Luxury Office with Private Roof Garden for Rent **€12,500 /month** on Spyrou Kyprianou Avenue

Apostolou Petrou & Pavlou, Limassol

3 Bathrooms | 340 m² Covered

Description

Occupying the entire 4th (top) floor of a modern business centre, this prestigious property offers an exceptional and private workspace, complemented by a 200 m² roof garden with its own toilet and kitchen.

A premium office space ideal for multinational companies or corporate headquarters, combining functionality, visibility and elegance.

Key Features:

- 8 separate rooms
- 3 W/Cs
- Internal area: 340 m²
- Roof garden: 200 m²
- Storage room: 15 m²
- Glass partitions, suspended ceiling, raised floors

Roof garden	200 m ²
Parking spaces	7
Energy efficiency rating	B+
Year of construction	2017
Status	Key ready



- Structured cabling, VRV Daikin system
- Server room with dedicated A/C
- 1 kitchen
- Fully furnished
- 7 private parking spaces + adjacent public parking for 200–300 cars
- 4th floor of a 4-storey building

Location Highlights:

- Prime location on Spyrou Kyprianou Avenue – one of Limassol's most prestigious business roads
- Excellent visibility and corporate presence
- Only 5 minutes from the highway and 5 minutes from the city centre
- Surrounded by banks, law firms, and major corporate offices
- Easy access to cafés, restaurants, and all key amenities
- Modern infrastructure ideal for professional operations

Rent: €12,500 / month



Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Central
 - ✓ Parking · Underground
 - ✓ Elevator
 - ✓ Storage
-

Features

- ✓ Reception
 - ✓ Meeting room
 - ✓ Main road
 - ✓ CCTV
 - ✓ Luxury specifications
 - ✓ Panoramic view
 - ✓ Sea view
 - ✓ Raised floors
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Earthquake-resistant structure
 - ✓ Roof garden
 - ✓ Alarm system
 - ✓ Double glazing
 - ✓ City view
 - ✓ Entrance gate, automated
 - ✓ Spacious rooms
 - ✓ Heart of city center
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
 - ✓ Fire detector
 - ✓ Sound insulation
 - ✓ Excellent condition
 - ✓ Closed offices
 - ✓ Structured cabling/wiring
 - ✓ Glass partitions
 - ✓ Furnished office
 - ✓ Conference hall
 - ✓ Lobby
 - ✓ Business facilities
 - ✓ Server room
 - ✓ Kitchen
-

Gallery









