



Reference 14871

Premium Office Building for Rent in the Heart of Limassol **€58,000 /month**

Agios Nikolaos, Limassol

10 Bathrooms | 1164 m<sup>2</sup> Covered

## Description

- Total covered office area: 1,164 m<sup>2</sup>
- Ground floor: 124 m<sup>2</sup>
- Floors 1-4: 984 m<sup>2</sup>
- Covered verandas: 114 m<sup>2</sup>
- Uncovered verandas: 111 m<sup>2</sup>
- Roof Garden: 56 m<sup>2</sup>
- Parking: 25 spaces (19 covered, 6 uncovered)

### Features & Amenities:

- Gym, Sauna & Hydromassage showers
- Rooftop & Outdoor spaces for relaxation and events
- Secured entrance with Security cameras
- VRV air conditioning system
- Raised floors & Acoustic suspended ceilings
- Photovoltaics for energy efficiency

### Highlights:

Covered veranda	114 m <sup>2</sup>
Uncovered veranda	111 m <sup>2</sup>
Roof garden	56 m <sup>2</sup>
Parking spaces	25
Energy efficiency rating	A+
Year of construction	2025
Status	<b>Under construction</b>



- Modern 4-floor office building with contemporary architecture
- Prime location in Limassol's central business district
- Flexible lease options for international companies, financial institutions, professional services and SMEs
- Designed to enhance productivity, collaboration and a premium business environment
- Delivery scheduled: March 2026



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Central
  - ✓ Parking · Covered
  - ✓ Elevator
  - ✓ Gym
  - ✓ Sauna
  - ✓ Storage
  - ✓ Landscaped garden
  - ✓ Solar photovoltaic panels
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## Features

- ✓ Next to green area
  - ✓ Reception
  - ✓ Meeting room
  - ✓ Main road
  - ✓ CCTV
  - ✓ Luxury specifications
  - ✓ Raised floors
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Energy efficient doors/windows
  - ✓ Roof garden
  - ✓ Alarm system
  - ✓ Double glazing
  - ✓ City view
  - ✓ Internal stairs
  - ✓ Entrance gate, automated
  - ✓ Entrance hall
  - ✓ Spacious rooms
  - ✓ Heart of city center
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Sound insulation
  - ✓ Kitchenette
  - ✓ Secure door
  - ✓ Excellent condition
  - ✓ Near public transport
  - ✓ Closed offices
  - ✓ Structured cabling/wiring
  - ✓ Conference hall
  - ✓ Lobby
  - ✓ Private bathrooms
  - ✓ Business facilities
  - ✓ Automation system
  - ✓ Server room
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## Gallery



