



Reference 15300

Office Building for rent in the Heart of Limassol

€45,000 /month

Kapsalos, Limassol

10 Bathrooms | 1825 m² Covered

Description

Modern 5 floors office building with contemporary architecture

Occupying the entire a modern business centre consisting in 5th floors plus basement , this prestigious property offers an exceptional and private workspace, complemented by a its own toilets and kitchens for each floors.

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

Key Features:

- 20 Rooms
- 12 W/Cs
- 8 kitchens
- Internal area: 1825 m²
- Roof garden: 200 m²

Roof garden	200 m ²
Parking spaces	22
Energy efficiency rating	Certificate expected
Year of construction	2004
Status	Used



- Basement converted into big Kitchen/ lunch area, storage rooms, conference rooms
- Structured cabling, VRV Daikin system
- Server room with dedicated A/C
- 22 private parking spaces + adjacent 20 cars if needed
- 5-storey building

Location Highlights:

- Prime location on Spyrou Kyprianou Avenue – one of Limassol 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: €45,000 / month

Call us for viewings lot of demand for this property.



Facilities

✓ Aircondition · Central system ✓ Heating · Central, independent ✓ Parking · Uncovered ✓ Elevator

Features

✓ Reception ✓ Meeting room ✓ Lounge area ✓ Granite countertops ✓ Ceramic tiles
✓ Main road ✓ CCTV ✓ Panoramic view ✓ Near bus route ✓ Near amenities
✓ Earthquake-resistant structure ✓ Internet ✓ Roof garden ✓ Alarm system
✓ Double glazing ✓ City view ✓ Internal stairs ✓ Entrance gate, automated ✓ Entrance gate
✓ Connected to electric mains ✓ Entrance hall ✓ Ventilation system ✓ Café
✓ Municipal water/sewage ✓ Spacious rooms ✓ 24-hour security ✓ Heart of city center
✓ Easy access to main roads ✓ Easy access to highway ✓ Thermal insulation ✓ Kitchenette
✓ Bicycle parking ✓ Safety deposit box ✓ Secure door ✓ Excellent condition
✓ Near public transport ✓ Closed offices ✓ Structured cabling/wiring ✓ Glass partitions
✓ Lockable storage cabinet ✓ IT support ✓ Conference hall ✓ Non-smoking room ✓ Lobby
✓ Business facilities ✓ Sanitary ware ✓ Server room ✓ Concierge ✓ Kitchen

Gallery









