



Reference 18969

Premium Whole-Floor Office in Agios Nicolaos, Limassol **€4,900,000 +VAT**

Agios Nikolaos, Limassol

3 Bathrooms | 285 m<sup>2</sup> Covered

## Description

An exceptional full-floor commercial opportunity located on the 15th floor of an iconic high-rise tower perfectly positioned on Makariou Avenue. This premium workspace combines panoramic 360-degree city and sea views, high-end business infrastructure and a modern, people-first corporate environment.

### Property Details:

- Office Space: 285 m<sup>2</sup>
- Common Areas: 177 m<sup>2</sup>
- Total Area: 462 m<sup>2</sup>
- Entire 15th floor office
- Offered in premium core & shell condition, allowing complete flexibility for bespoke office design and corporate fit-out
- Open-plan office with fully flexible, customisable layouts
- Bright interiors with natural light throughout
- Provision for closed executive offices and meeting rooms
- Panoramic skyline and sea views

Parking spaces	5
Energy efficiency rating	A+
Year of construction	2026
Status	Under construction



- Iconic workplace setting enhancing corporate prestige and reputation
- Work-life balance focused environment

#### Building & Workplace Features:

- Fully equipped gym
- Café, lounge & bar
- Restaurant with open terrace
- Gated parking facilities
- Storage rooms
- 24/7 CCTV security
- High-speed triple lift access directly to private corporate lobby
- Separate service/fire lift and dual structural emergency exits
- Premium green-certified building with low operating costs & energy savings
- Designed to support talent attraction, employee wellbeing and long-term operational efficiency

#### Location Highlights:

- Prime central location on Makariou Avenue
- One of Limassol's most established and prestigious business districts
- Minutes from the seafront promenade
- Immediate access to restaurants, cafés, boutiques and premium amenities
- Excellent connectivity to the city centre and main road network

#### Sales Information:

- Premium whole-floor commercial office investment opportunity
- Suitable for owner-occupiers, investment firms and international corporate headquarters
- Core & shell delivery condition allowing full purchaser customisation and fit-out flexibility



## Facilities

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

## Features

- ✓ 24-hour security
  - ✓ Alarm system
  - ✓ Excellent condition
  - ✓ Marble flooring
  - ✓ Double glazing
  - ✓ Near public transport
  - ✓ Luxury specifications
  - ✓ CCTV
  - ✓ Heart of city center
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Fire detector
  - ✓ Sound insulation
  - ✓ Entrance gate, automated
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Energy efficient doors/windows
  - ✓ Spacious rooms
  - ✓ High ceilings
  - ✓ Floor-to-ceiling windows
  - ✓ Entrance hall
  - ✓ Fireproof entrance doors
  - ✓ Lobby
  - ✓ Panoramic view
  - ✓ Sea view
  - ✓ Veranda
  - ✓ City view
- 

## Gallery















