



Reference 8520

Fully Furnished 300 m2 Office for Rent in Agios Nikolaos

**€10,000** /month

Agios Nikolaos, Limassol

2 Bathrooms

300 m<sup>2</sup> Covered

## Description

? For Rent: Prestigious, fully-equipped office space in a prime, high-traffic location.

? Location:

Situated in the heart of Limassol's bustling city center, in the high-demand business district of Agios Nikolaos.

\* Close to the District Court of Limassol

\* Walking distance to the sea

? Features & Amenities:

\* 300m<sup>2</sup> total covered area on a single floor

\* VRV climate control system

\* Raised floors and high-speed optical fiber internet

\* Fully furnished, ready for immediate use

\* Structured cabling and modern tech installations

\* Ideal for IT, legal, financial, and other professional sectors

Parking spaces 4

Energy efficiency rating B

Year of construction 2008



? Local Area:

- \* Surrounded by retail outlets, restaurants, and cafes
- \* Excellent public transport connectivity

? Perfect for legal, corporate, or professional businesses seeking a prominent location with top-notch facilities.



## Facilities

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

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## Features

✓ Reception    ✓ Veranda    ✓ CCTV    ✓ Raised floors    ✓ Near bus route    ✓ Near amenities  
✓ Internet    ✓ Alarm system    ✓ Double glazing    ✓ City view    ✓ Internal stairs  
✓ Entrance gate, automated    ✓ Heart of city center    ✓ Easy access to main roads  
✓ Easy access to highway    ✓ Kitchenette    ✓ Secure door    ✓ Excellent condition  
✓ Near public transport    ✓ Closed offices    ✓ Structured cabling/wiring    ✓ Glass partitions  
✓ Fiber optics    ✓ Furnished office    ✓ Wireless internet    ✓ Conference hall    ✓ Business facilities

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## Gallery





















