



Reference 9731

Commercial Building of 2027m2 in Kato Polemida for Rent

€75,000 /month

Kato Polemidia, Limassol

2027 m² Covered

Description

- Internal Area 2027m2 office space
- Perfect location
- Turnkey (fully fitted and partitioned)
- High-end quality and stunning design
- 70 parking places (and possibility to rent more)
- CCTV, backup generator, security system, VRV
- brand new staff bar-cafe-kitchen, staff game/rest/play areas
- 2 elevators
- Raised floors

This state-of-the-art office building offers five floors of premium, fully fitted, and partitioned office space designed to meet the needs of modern businesses. Strategically located at a key motorway junction in Limassol, it provides unparalleled accessibility to both the eastern and western parts of the island.

The property features a total covered area of 2,922 square meters, including 2,027 square meters of office space, an

Parking spaces	70
Energy efficiency rating	Certificate expected
Year of construction	2010
Status	Key ready



835-square-meter basement, and an adjacent parking plot of 832 square meters. The building is meticulously designed with a combination of marble and ceramic tiles, double-glazed soundproof windows with aluminum frames, and wood-finished internal doors, creating a high-end, professional environment.

Inside, each floor boasts open-plan layouts with glass partition options, allowing for versatile use of space. Floors include a well-equipped kitchen, restrooms, and a covered veranda for added functionality and comfort. The mezzanine level is thoughtfully designed with an open office area, kitchen, and two bathrooms, as well as a dedicated security room with an ensuite toilet and shower. The terrace provides a private resting room with an ensuite for directors, offering a serene space for relaxation or meetings.

The building is fully air-conditioned with VRV and split systems and is equipped with a robust security system featuring CCTV cameras, secure access elevators, and a dedicated security room. A backup generator located in the basement ensures uninterrupted power supply. For added convenience, there is an underground parking facility, 16 uncovered parking spaces, and rental arrangements for an additional 200 parking spaces on adjacent land, which can be transferred to the new tenant.

The property includes a modern dining area and café, providing an ideal setting for employees and visitors. The exterior and interior are impeccably maintained, with beautifully landscaped surroundings that create an inviting and professional impression.

This premium office building offers a perfect combination of functionality, design, and location, making it ideal for corporate headquarters or businesses seeking a sophisticated workspace. To ensure confidentiality, distribution of detailed information is strictly prohibited without written permission.

For inquiries or to arrange a private viewing, please contact us directly.



Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Central
 - ✓ Parking · Uncovered
 - ✓ Elevator
 - ✓ Storage
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Features

- ✓ Reception
 - ✓ Main road
 - ✓ CCTV
 - ✓ Energy efficient doors/windows
 - ✓ City view
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
 - ✓ Kitchenette
 - ✓ Excellent condition
 - ✓ Fiber optics
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