

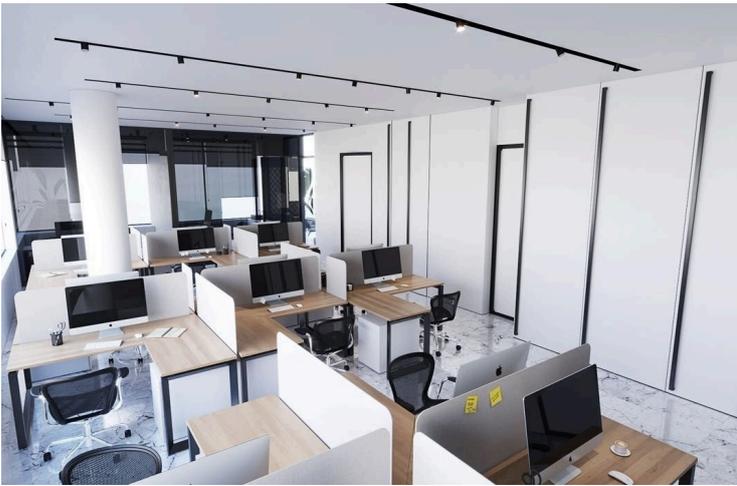
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# MODERN OFFICE SPACE FOR SALE IN LIMASSOL CITY CENTER

 Limassol, City Center, Limassol

**€1,243,000** +VAT





# Overview

## Specifications

Covered

 **106.7 m<sup>2</sup>**

Type	<b>Office</b>
Covered veranda	<b>74.8 m<sup>2</sup></b>
Uncovered veranda	<b>33.2 m<sup>2</sup></b>

Status	<b>Under construction</b>
Energy efficiency rating	 <b>A</b>

## Description

The business center is located in the heart of the historical center of Limassol, near the Molos Park, the most beautiful promenade of the city. Has common facilities including a reception area and parking space. The office has fully completed finishes, raised floors with carpet finish, ceramic tile floors, and walls in the bathrooms, non slip ceramic tiles for the veranda, high ceilings, provision for central A/C, double glazing windows and close to all amenities. Has covered and uncovered verandas.

### MAJOR BENEFITS

- . Landmark design from one of the best architects of Cyprus
- . Location in the heart of a well-known business area
- . 2-3 Offices per floor smartly sized for small -to-medium sized businesses
- . Common facilities include a reception area and 35 parking spaces
- . Within easy reach to all necessary infrastructure
- . Stylish cafeterias, luxurious restaurants, banks, schools and shops are around the corner

### INTERIOR SPECIFICATION

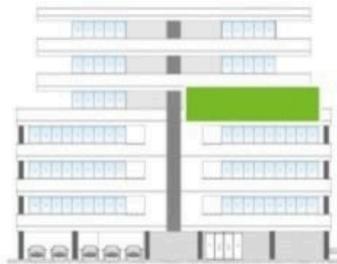
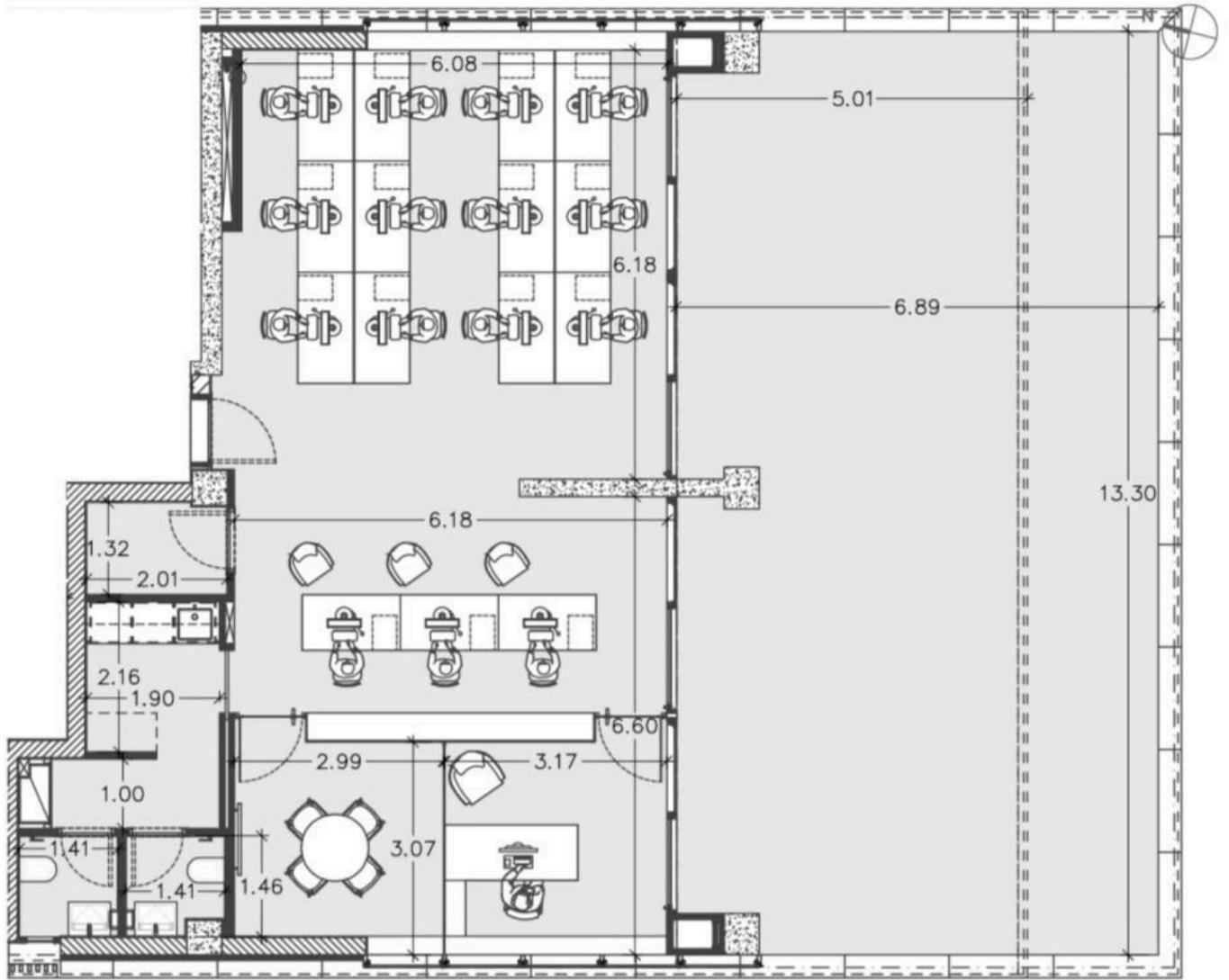
- . Shell & Core construction
- . High ceilings (3.20 m)
- . Provision for VRV at raised floor and suspended ceiling
- . Thermal aluminum window frames with double glazing

NOTE: All the finishes, movable furniture, home appliances & interior items are extras

Completion date: May 2024



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Elevator

## Features

Ceramic tiles

City view

Double glazing

Earthquake-resistant structure

Easy access to highway

Easy access to main roads

Heart of city center

High ceilings

Near amenities

Near bus route

Raised floors

Reception

Sound insulation

Veranda

## Contact us



### Office Properties

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