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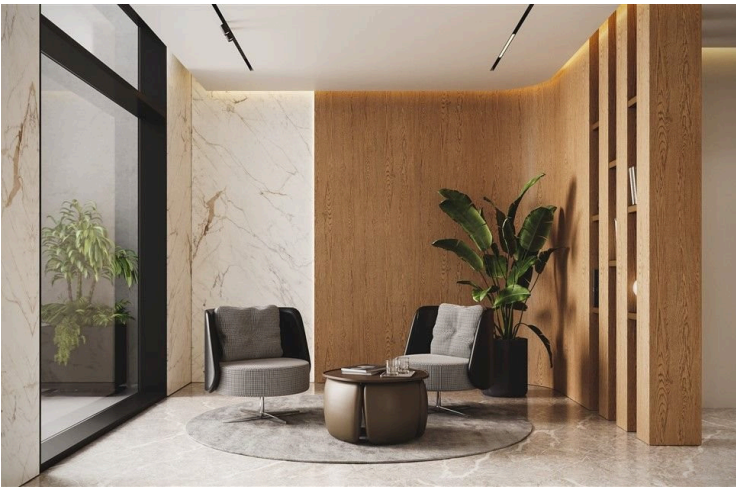
# OFFICE BUILDING FOR SALE IN LIMASSOL CENTER

 Agias Fylaxeos, Limassol

**€7,000,000** +VAT










# Overview

## Specifications

Covered

 **712.44 m<sup>2</sup>**

Type	Commercial Building
Covered veranda	<b>117.18 m<sup>2</sup></b>
Covered parking	<b>761.18 m<sup>2</sup></b>

Status	Off plan
Furnished	<b>Unfurnished</b>
Energy efficiency rating	 <b>A</b>

## Description

The Business Center, situated in the heart of Limassol on Agios Fylaxios street, is a hub of entrepreneurial activity and professional collaboration. With its prime location offering stunning views of the bustling cityscape, this center is a magnet for both established businesses and startups seeking a prestigious and convenient workspace.

The building, spanning 1897 square meters, is a contemporary commercial property that offers a comprehensive and functional layout for businesses. With a thoughtfully designed structure, it caters to modern needs while ensuring ample space, ease of access, and flexibility for various business purposes.

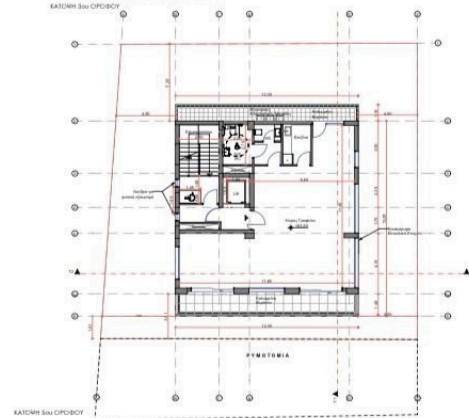
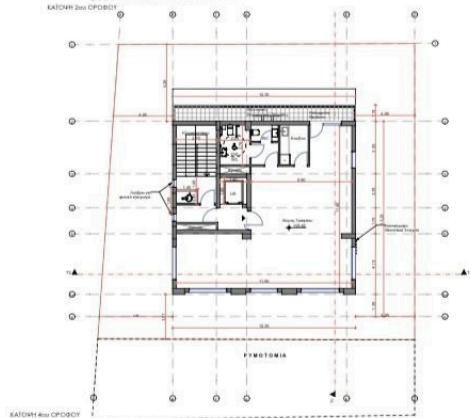
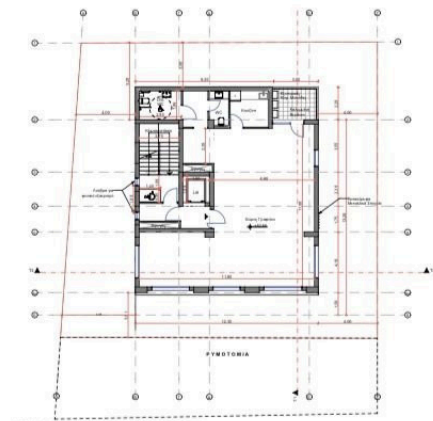
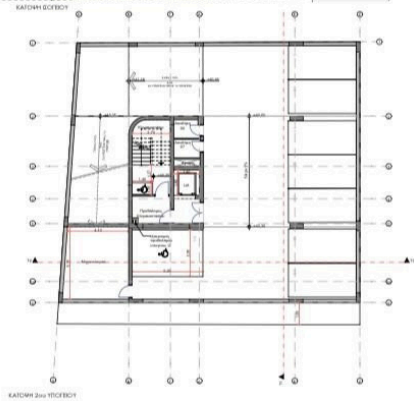
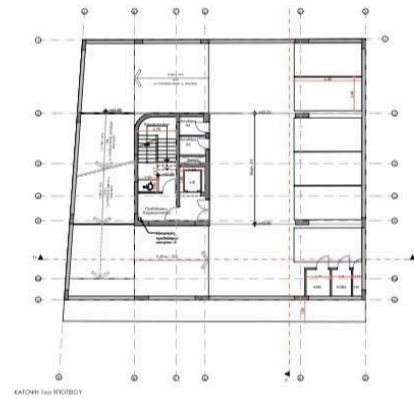
The Business Center includes a two-level underground parking facility. This feature provides a convenient and secure space for parking of 18 cars, ensuring the building is easily accessible to both employees and visitors. Each office has its own storage room.

Upon entering the building, you're welcomed into a spacious, inviting lobby. Above the lobby, the building comprises six floors of open-space office areas. These floors are presented in a "shell core" condition, allowing for maximum flexibility and customization according to the needs and preferences of the new owner. The open-space design provides a blank canvas for future occupants to configure the layout, partitions, and amenities to suit their specific requirements and cater to a variety of businesses, from tech startups to consultancy firms. Large windows line the front exterior of the building, allowing abundant natural light to flood the space and offering inspiring views of the city skyline.

The shell core condition includes essential infrastructure components such as elevator, electrical connections and plumbing. This basic infrastructure provides a solid foundation for further development and enables a smooth transition to a fully operational office space.



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Elevator

Parking, Underground

Solar photovoltaic panels

## Features

Business facilities

Double glazing

Easy access to main roads

Entrance gate


Near amenities

Near bus route

## Contact us



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