



VIVO
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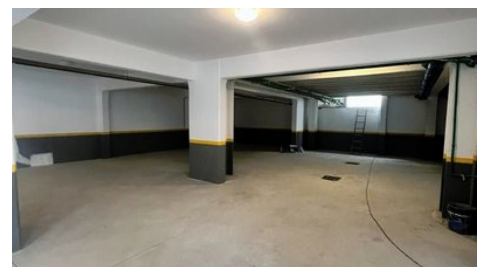


BRAND NEW COMMERCIAL OFFICE SPACE OF 235 SQ WITH ROOF GARDEN FOR RENT

 **Limassol, Kato Polemidia**

60181086





Rent	€12,500 +VAT /month	Type	Office
Covered	235 m ²	Roof garden	80 m ²
Year of Construction	2024	Status	Key ready
Energy efficiency rating	A	Floor	Top floor / 4
Area	Limassol, Kato Polemidia		

Description

Brand new commercial office space for rent , ideal for businesses looking to enhance their company's image with contemporary, functional office accommodation.

The building is located on Spyrou Kyrianou Street, one of the main commercial roads in Limassol.

Specifications:

CEILINGS: Elevator lobbies ,office toilet and kitchens with gypsum-board suspended ceiling.
Offices with 600x600 mm metal suspended ceiling panels fixed in metal grid system.

CURTAIN WALLS AND WINDOWS: Aluminium systems with double glazing glasses

INTERNAL FINISHES FLOORS :

- Marble paving in entrance and lift lobbies
- Marble paving in staircase (flamed).
- Ceramic tiles in toilets, verandas.
- Raised floor in the offices

ENTRANCE SYSTEM: The building entrance at Ground floor and basement parking place entrance are equipped with Access control / magnetic card system.

ELEVATOR : High speed elevator. Elevator is designed for use by disabled persons

ROOF GARDEN: There is beautiful roof top place for business or pleasure .

ELECTROMECHANICAL SPECIFICATIONS:

- Energy class A office building
- Photovoltaic System
- VRF air conditioning system combined with 4way ceiling cassette indoor units and wall mounted split units for server

rooms.

- Heat Recovery Ventilation System
- 60 X 60 Ceiling lights
- electrical installation

CCTV CAMERA: Centralised IP camera system at all building entrances, the garage entrance / exit, basement parking area and all the walking area around the building end up to the elevator lobby on the ground floor. Ability of access through Internet to authorised persons.

CAR PARKING:

6 Private Parking spaces in total - 2 private parkings in the Underground basement area + 4 private Parking spaces on the Ground floor area of the building

- Electric barriers controlling the entrance and exit of cars.

More floors in the building available for rent



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Facilities

Aircondition, Central system
Elevator

Parking, Underground
Solar photovoltaic panels

Features

Energy efficient doors/windows
Server room
Easy access to highway
Entrance gate, automated
City view
Kitchenette
Main road
Near public transport
Near bus route
Roof Garden

Automation system
Easy access to main roads
Connected to electric mains
Internal stairs
Ceramic tiles
Excellent condition
Double glazing
CCTV
Near amenities

Floor plans

