



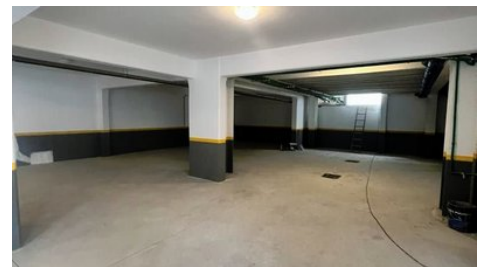
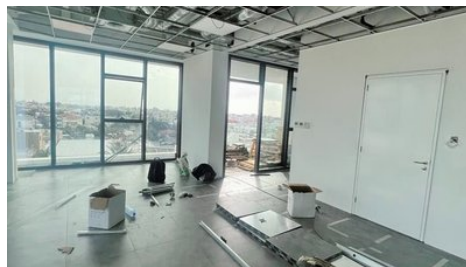
**VIVO**  
REALTY



**BRAND NEW COMMERCIAL OFFICE SPACE OF 231  
SQ FOR RENT**

 [Limassol, Kato Polemidia](#)

**60181087**



<b>Rent</b>	€9,900 +VAT /month	<b>Type</b>	Office
<b>Covered</b>	231 m <sup>2</sup>	<b>Covered veranda</b>	14 m <sup>2</sup>
<b>Year of Construction</b>	2024	<b>Status</b>	Key ready
<b>Energy efficiency rating</b>	A	<b>Floor</b>	3 / 4
<b>Area</b>	Limassol, Kato Polemidia		

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## 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.

A total space of 231 sq - 2 W/C a kitchenet and a server room

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

**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

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## 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

