



**VIVO**  
REALTY



**WHOLE FLOOR OFFICE SPACE OF 458 SQ.M. IN  
HISTORICAL CENTER LIMASSOL**

 **Limassol, Molos**

**64180263**





<b>Rent</b>	€19,000 /month €23,000	<b>Type</b>	Office
<b>Covered</b>	458 m <sup>2</sup>	<b>Uncovered veranda</b>	142 m <sup>2</sup>
<b>Status</b>	Key ready	<b>Floor</b>	5 / 6
<b>Area</b>	Limassol, Molos		

## Description

Whole floor office of 458 sq.m. on the Limassol seafront, next to the vibrant areas of the old port, the Marina and the Medieval Castle.

- Modern and spacious restrooms with high quality sanitary fittings, accessories and finishes.
  - Independent air-conditioning VRV system (cold and hot air supply).
  - Raised floors.
  - Large double glazed windows with low energy transmission and sound insulation characteristics, offering unobstructed views of the Limassol seafront.
- Structurally reinforced in accordance with European specifications of the anti-earthquake code and renovated with a modern design, high specifications and luxury finishes.
- Finished with high quality thermal and sound insulating large windows, natural granite and alucobond, complying with local energy performance and energy efficiency regulations.
  - Open-plan internal layout, allowing maximum flexibility.
- High quality, fully equipped kitchenette with modern finishes.
- Ultra-modern lobby area, porter controlled main entrance and an audio-visual control system.
  - Fire detector alarms and fire extinguishing systems complying with Fire Safety regulations.

Storage and 10 covered parking spots are available.



### Tatiana Kirshanova

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## Facilities

Aircondition, Central system

Elevator

Solar water heater

Parking, Covered

Storage

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## Features

Energy efficient doors/windows

Raised floors

Sound insulation

Heart of city center

Connected to electric mains

Lobby

Reception

Lounge area

Excellent condition

Double glazing

Server room with full rack

Panoramic view

Sea front

Near amenities

Kitchen

Automation system

Fire detector

Thermal insulation

Easy access to main roads

Municipal water/sewage

Business facilities

Call center

Alarm system

Fiber optics

Near public transport

Lockable storage cabinet

Sea view

Near bus route

Internet

## Floor plans

