


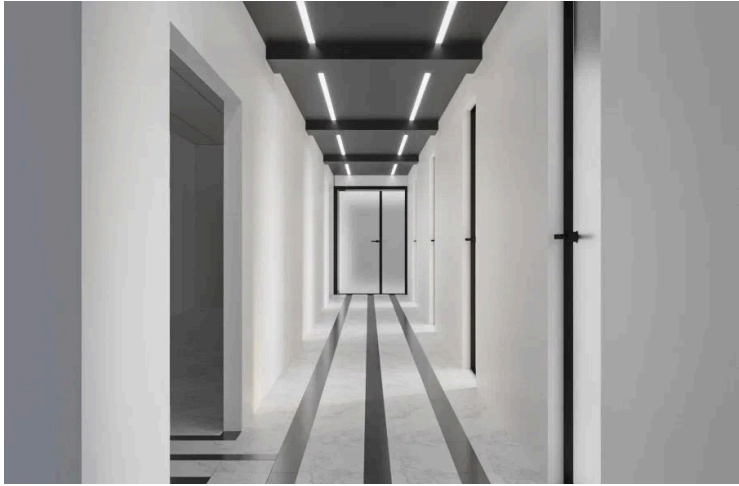
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# WHOLE FLOOR OFFICE SPACE OF 595 SQ.M. IN HISTORICAL CENTER LIMASSOL

 Molos, Limassol

**€20,000** /month ~~€24,000~~





# Overview

## Specifications

Covered

 **595 m<sup>2</sup>**

Type	<b>Office</b>
Toilets	<b>4</b>
Status	<b>Key ready</b>

Furnished	<b>Unfurnished</b>
Energy efficiency rating	 <b>Exempt</b>

## Description

Whole floor office of 595 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.



# Floor plans



## FLOOR PLANS

Any floor plan  
and partition adjustments are welcome  
and can be implemented  
as per request.

### 4TH FLOOR

Covered - 595 sqm  
Uncovered - 16 sqm  
Total - 611 sqm



# Additional information

## Facilities

Aircondition, Central system

Elevator

Parking, Covered

Solar water heater

Storage

## Features

Alarm system

Automation system

Business facilities

Call center

Connected to electric mains

Double glazing

Easy access to main roads

Energy efficient doors/windows

Excellent condition

Fiber optics

Fire detector

Heart of city center

Internet

Kitchen

Lobby

Lockable storage cabinet

Lounge area

Municipal water/sewage

Near amenities

Near bus route

Near public transport

Panoramic view

Raised floors

Reception

Sea front

Sea view

Server room with full rack

Sound insulation

Thermal insulation

## Contact us



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