



**VIVO**  
REALTY



## OFFICE OF 727 M2 FOR SALE WITH BREATHTAKING PANORAMIC VIEWS

 [Limassol, Agios Athanasios](#)

66177149





<b>Price</b>	€6,500,000 +VAT	<b>Type</b>	Office
<b>Bathrooms</b>	2	<b>Covered</b>	727 m <sup>2</sup>
<b>Year of Construction</b>	2020	<b>Status</b>	Key ready
<b>Energy efficiency rating</b>	A	<b>Floor</b>	3 / 7
<b>Area</b>	Limassol, Agios Athanasios		

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## Description

New Commercial office for sale with beautiful panoramic breathtaking views , this luxury office is located in the high demanded area of agios athanasios below the Highway, offering an easy access ,

European quality!

The complex meets the high requirements of the category "A" buildings due to the construction according to the European quality and energy efficiency standards.

Architectural idea in high-tech style!

A large amount of aluminum and concrete emphasizes the unique design, and panoramic windows allow you to enjoy the delights of the surroundings from the highest point of the district.

- 3rd floor, total space 727 sq meters including 47 sq meters of common areas (lift hall) with availability to make a reception.
- 13 covered parking spaces
- Designer's interior with 15 enclosed offices and separate reception area
- + 6 separate enclosed toilets (split to 2 sections of 3 men + 3 women) including one with shower
- + 2 server rooms with independent AC supply
- + Large, fitted kitchen with comfortable dining area
- Mitsubishi Aircon VRV systems
- Raised floors, suspended ceilings
- All network cabling pre installed in all cabinets and routed to server rooms
- 2 independent internet providers
- Available additional storage area on technical floor
- Can be split in 2 independent offices as the space has 2 entrances and 2 independent power supplies of 3x50A and independent AC systems

feel free to contact us for any additional information you may need..



### Office Properties

Office Administrator

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## Facilities

Aircondition, Central system

Parking, Covered

Heating, Central

Elevator

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## Features

Raised floors

Easy access to highway

Lounge area

Secure door

Main road

Near public transport

Luxury specifications

Easy access to main roads

Meeting room

24-hour security

Excellent condition

Double glazing

Server room with full rack

## Floor plans

