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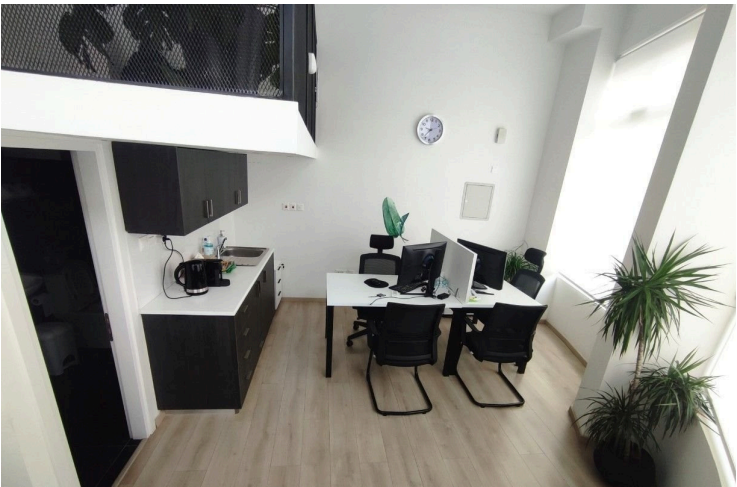
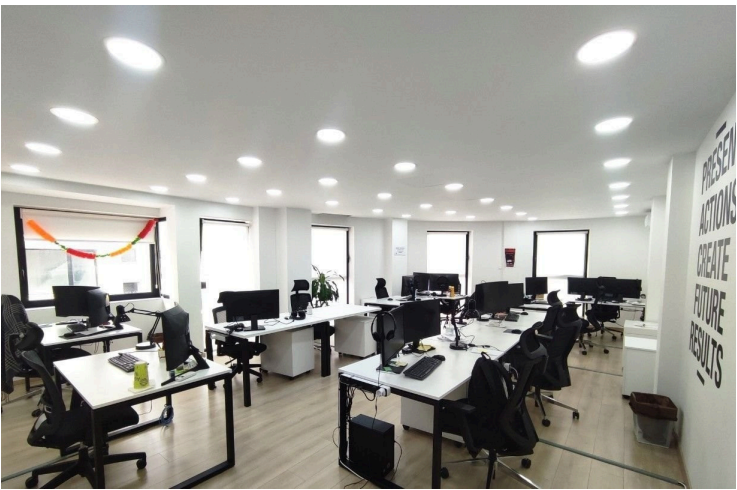
# NEW OFFICE WHOLE BUILDING OF 520 M2 WITH ROOF GARDEN IN MOLOS AREA

 Molos, Limassol

**€19,500** +VAT /month








# Overview

## Specifications

Covered

 **520 m<sup>2</sup>**

Type	<b>Office</b>
Toilets	<b>8</b>
Status	<b>Key ready</b>
Year of construction	<b>2023</b>

Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

Brand New Office Building with Roof Garden of 520 m2 in total and parking opposite the Old Port / Limassol Marina Area at a perfect location.

Just finished construction, including ground floor, 1st, 2nd and 3rd floor and an amazing ROOF GARDEN with Sea Views and old city views.

The 3rd floor could serve as the CEO office and Conference Room, with the Roof Garden to serve all your employees

Ideally located at the Limassol Marina / Old city center area, opposite the Old Port buildings, 30 meters from the seafront green park and 2 minutes' walk from Limassol Marina, with all governmental and administrative services, banks, shops and restaurants around.

Each floor communicates internally with the other floors via elevator (lift) without having to go outside the main entrance of the offices.

**\*\* The office has the following features: \*\***

**\* Only one TENANT for the WHOLE BUILDING.**

**\* Parking space for 5 cars**

**\* Can be your registered office address, you can have several companies registered, as the building has 8 different address numbers.**

**\* Brand new modern office space in brand new building, just finished construction.**

# Additional information

## Facilities

Aircondition, Split system

Elevator

Heating, Split system

Parking, Garage

## Features

Alarm system

Automation system

CCTV

City view

Connected to electric mains

Double glazing

Earthquake-resistant structure

Easy access to main roads

Energy efficient doors/windows

Excellent condition

Fiber optics

Fire detector

Heart of city center

Internal stairs

Internet

Kitchenette

Meeting room

Municipal water/sewage

Near amenities

Near bus route

Near public transport

Raised floors

Reception

Roof garden

Sea front

Sea view

Server room

Sound insulation

Spacious rooms

Structured cabling/wiring

Thermal insulation

## Distances

Amenities



100 m

Airport



65 km

Sea



100 m

## Contact us



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