



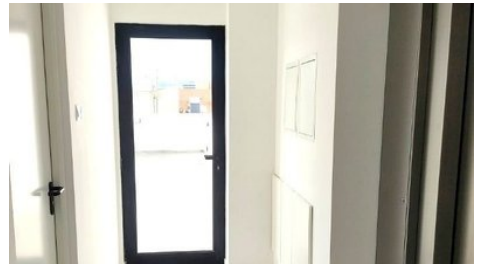
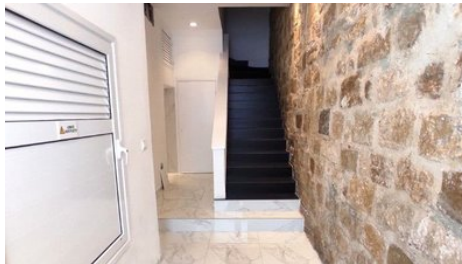
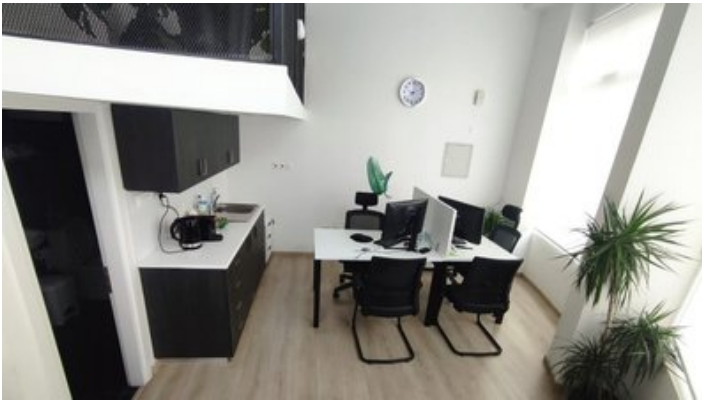
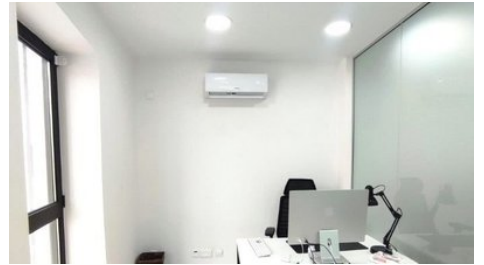
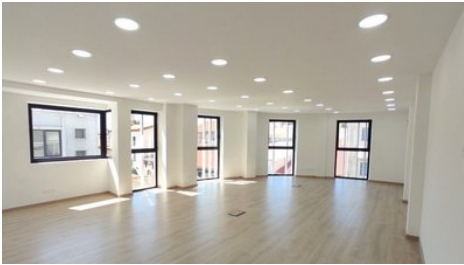
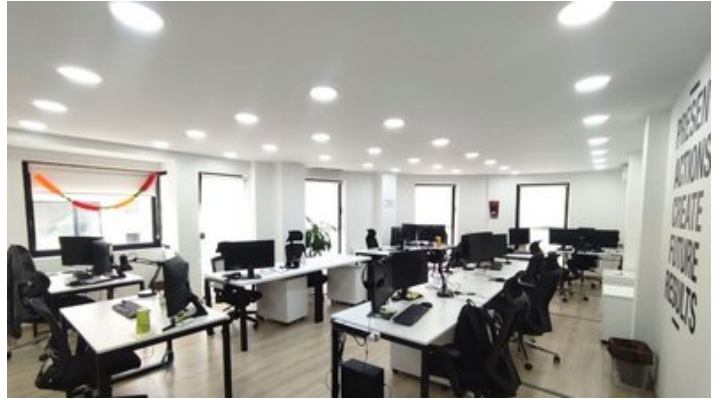
**VIVO**  
REALTY



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

 **Limassol, Molos**

**8179596**



<b>Rent</b>	€19,500 +VAT /month	<b>Type</b>	Office
<b>Covered</b>	520 m <sup>2</sup>	<b>Roof garden</b>	100 m <sup>2</sup>
<b>Year of Construction</b>	2023	<b>Status</b>	Key ready
<b>Energy efficiency rating</b>	A	<b>Floor</b>	Top floor / 3
<b>Area</b>	Limassol, Molos		

## 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.

\* Main Reception area

\* Door access control with key cards and time monitoring

\* Main entrance door phone with face camera

\* CCTV system installed, the building is protected outside with CCTV security cameras



**Sofia Geralis**

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## Facilities

Aircondition, Split system

Parking, Garage

Heating, Split system

Elevator

## Features

Energy efficient doors/windows

Automation system

Raised floors

Sound insulation

Heart of city center

Spacious rooms

Municipal water/sewage

City view

Meeting room

Alarm system

Excellent condition

Double glazing

CCTV

Sea front

Near amenities

Roof Garden

Earthquake-resistant structure

Server room

Fire detector

Thermal insulation

Easy access to main roads

Connected to electric mains

Internal stairs

Reception

Kitchenette

Structured cabling/wiring

Fiber optics

Near public transport

Sea view

Near bus route

Internet

## Distances

**Amenities**

100 m

**Airport**

65 km

**Sea**

100 m