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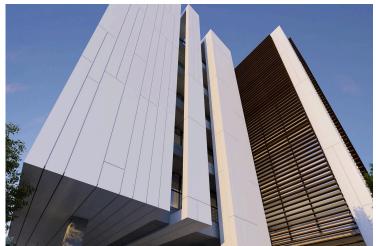
Premium Office Space for Rent – Limassol

• Agia Fyla, Limassol

€17,500 +VAT /month























Overview

Specifications

Covered

[] 468 m²

Type Office
Toilets 5
Plot 2183 m²
Covered veranda 74 m²

Status Under construction

Year of construction 2025

Energy efficiency rating A

Description

Presenting a modern luxury office building offering an exceptional working environment in a prime location. Strategically situated on the Limassol motorway connecting Paphos, Larnaca, and Nicosia, this energy-efficient building redefines functionality and design while offering seamless access to key destinations.

Key Highlights:

- Strategic Location: Adjacent to the Mediterranean Hospital exit, between Ayia Fyla and Mesa Geitonia roundabouts, with easy access to the Limassol-Nicosia motorway. Larnaca International Airport is 45 minutes away, and Paphos International Airport is only 35 minutes away.
- Modern Energy-Efficient Design: Energy Category A certified with raised floors, false ceilings, and advanced photovoltaic systems for energy saving.
- High-Quality Finishes: Featuring Ideal Standard sanitary ware, Grohe mixers, KONE elevators, and Panasonic air conditioning systems.
- Generous Parking: Enhanced parking facilities with a total of 79 spaces, exceeding legal requirements.
- Prestigious Amenities: The ground floor offers covered areas for staff and guest entertainment, while the roof garden provides breathtaking views of Limassol Bay and the city.

Available Office Space:

First Floor

Internal Area: 468 m²
 Covered Veranda: 74 m²

Parking Spaces: 11 allocated spaces





Additional information

Facilities

Aircondition, Central system

Solar photovoltaic panels

Elevator

Parking, Covered

Features

24-hour security

Double glazing

Energy efficient doors/windows

Raised floors

Alarm system (provision)

Easy access to highway

Entrance hall

Sea view

CCTV (provision)

Easy access to main roads

Internal stairs

Server room

Distances

Amenities

100 m

Airport

45 km

Sea

3 km

Public transport

100 m

Schools

400 m

Resort



5 km

Contact us



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