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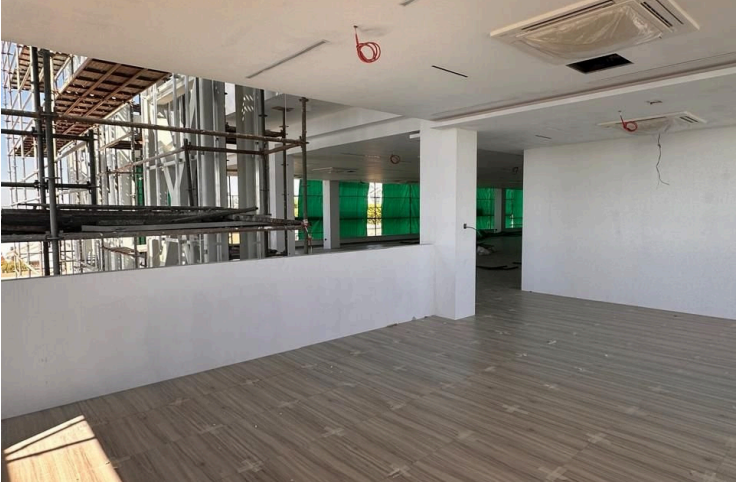
# Premium Office Space for Rent – Limassol

 Agia Fyla, Limassol

**€17,500** +VAT /month







# Overview

## Specifications

Covered

 468 m<sup>2</sup>

Type	Office	Status	Under construction
Toilets	5	Year of construction	2025
Plot	2183 m <sup>2</sup>	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 m<sup>2</sup>
- Covered Veranda: 74 m<sup>2</sup>
- Parking Spaces: 11 allocated spaces
- Asking Rent: €17,500 per month



# Additional information

## Facilities

Aircondition, Central system

Elevator

Parking, Covered

Solar photovoltaic panels

## Features

24-hour security

Alarm system (provision)

CCTV (provision)

Double glazing

Easy access to highway

Easy access to main roads

Energy efficient doors/windows

Entrance hall

Internal stairs

Raised floors

Sea view

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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