

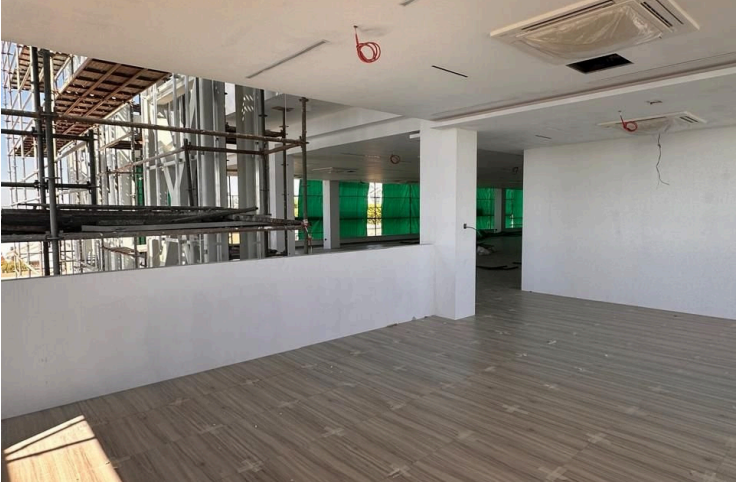
#1311

Premium Office Space for Rent with Roof Garden— Limassol

 Agia Fyla, Limassol

€24,000 +VAT /month






Overview

Specifications

Covered

 **468 m²**

Type	Office
Toilets	5
Plot	2183 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:

Fifth Floor

- Internal Area: 468 m²
- Covered Veranda: 82 m²
- Roof Garden: 392 m²
- Parking Spaces: 25 allocated spaces



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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