

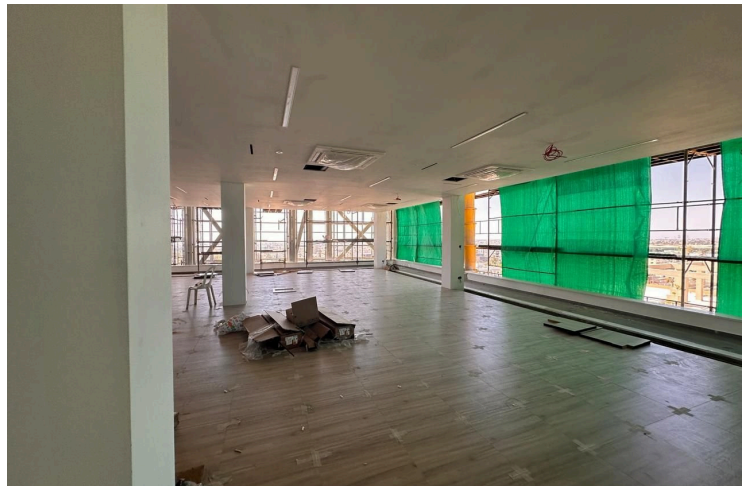
#1311

# Premium Office Space for Rent with Roof Garden – Limassol

 Agia Fyla, Limassol

**€24,000** +VAT /month






# Overview

## Specifications

Covered

 **468 m<sup>2</sup>**

Type	<b>Office</b>
Toilets	<b>5</b>
Plot	<b>2183 m<sup>2</sup></b>

Status	<b>Under construction</b>
Year of construction	<b>2025</b>
Energy efficiency rating	 <b>A</b>

## 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 m<sup>2</sup>
- Covered Veranda: 82 m<sup>2</sup>
- Roof Garden: 392 m<sup>2</sup>
- 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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