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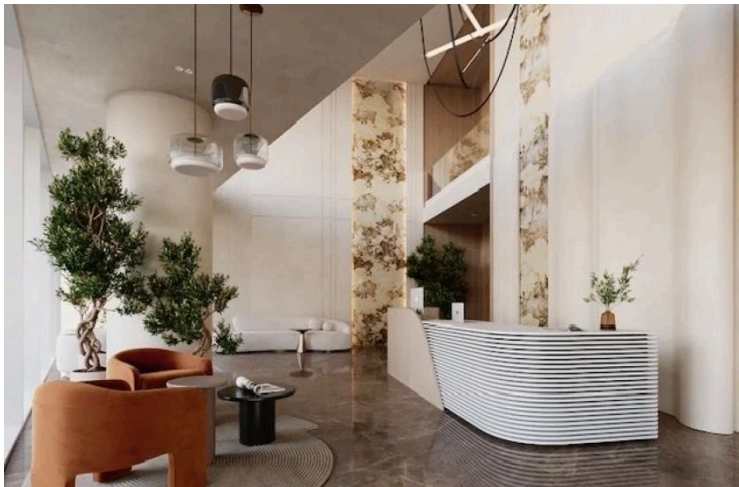
# Brand new modern Office Space for Rent in Germasogeia

 Germasogeia, Limassol

**€26,500** +VAT /month









# Overview

## Specifications

Covered

 481 m<sup>2</sup>

Type	Office	Year of construction	2025
Status	Under construction	Energy efficiency rating	 A

## Description

A modern business hub that redefines workspaces with exceptional design, functionality, and cutting-edge amenities. Strategically located in the heart of Germasogeia, Limassol, the development provides an inspiring environment for businesses seeking a premium address in Cyprus.

### Key Features:

**Exceptional Location:** Situated in the vibrant Germasogeia district, offers fast access to the motorway, connecting it seamlessly to major cities and amenities.

**Stunning Views:** Panoramic glazing provides breathtaking views of the Mediterranean Sea, the mountains, and the city.

**Modern Design:** The Open Space architectural style ensures maximum flexibility, allowing businesses to tailor office layouts to meet their unique requirements.

### Building Overview:

Total Area: 8,500 m<sup>2</sup>

Usable Area: 5,150 m<sup>2</sup>

Floors: 11 stories, featuring customizable office suites and flexible floor plans.

Parking: Two-level underground guarded parking for convenience and security.

**Advanced Elevators:** Equipped with KLEEMANN high-speed elevators, designed for low noise, high efficiency, and superior operating comfort.

### Unparalleled Amenities:

# Additional information

## Facilities

Aircondition, Central system

Heating, Central

Elevator

Parking, Underground

Gym

## Features

24-hour security

CCTV

Easy access to highway

Excellent condition

IT support

Near amenities

Panoramic view

Alarm system

City view

Easy access to main roads

Fiber optics

Lobby

Near bus route

Raised floors

Business facilities

Double glazing

Entrance gate

Floor-to-ceiling windows

Mountain view

Near public transport

Ventilation system

## Distances

Amenities

 100 m

Airport

 45 km

Sea

 1 km

Public transport

 100 m

Schools

 1 km

Resort

 3 km

## Contact us



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