

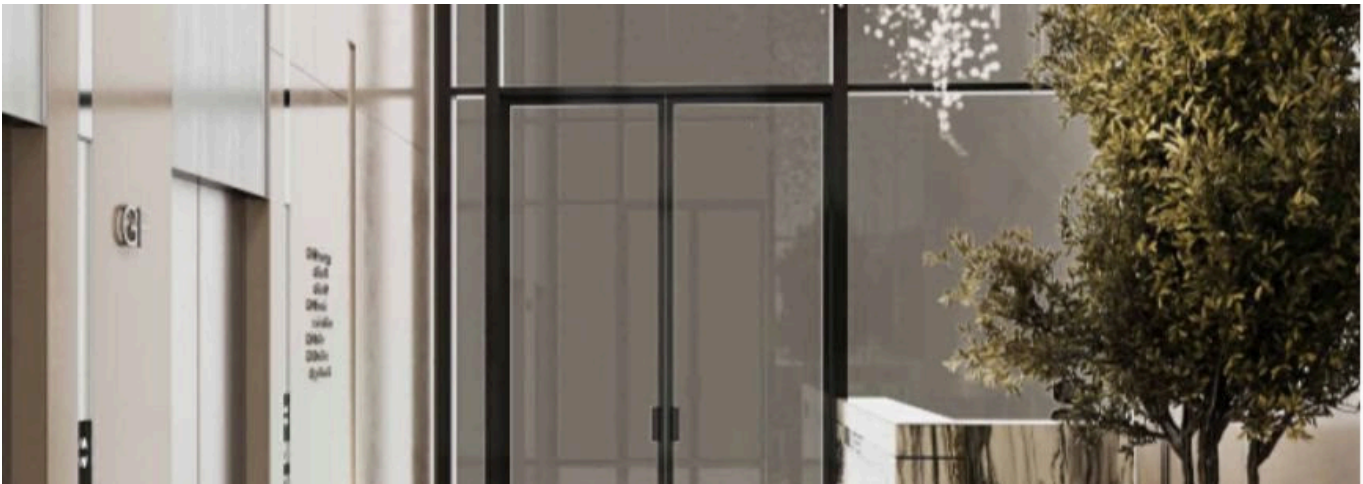
#1337

# Prime Investment Opportunity: Prestigious Office Floor in a Landmark Business Development

 Mesa Geitonia, Limassol

**€7,050,000**





# Overview

## Specifications

Covered

 **715 m<sup>2</sup>**

Type	<b>Office</b>
Covered veranda	<b>295 m<sup>2</sup></b>
Status	<b>Completed</b>

Year of construction	<b>2024</b>
Structure	<b>Concrete</b>

## Description

Property Overview:

This modern and spacious office space in the prestigious Ayios Athanasios area offers an exceptional working environment with convenient access to the highway and breathtaking sea views. Designed to meet the needs of contemporary businesses, the office spans 715 m<sup>2</sup> and features high-end finishes, creating a sophisticated and functional setting. The space is fitted with high-quality kitchen cabinets and elegant internal doors, enhancing both aesthetics and practicality.

The office is designed for comfort and efficiency, with provisions for a state-of-the-art three-pipe VRF air conditioning system, complemented by a ventilation system and an air-to-air heat exchanger (recuperator), ensuring an optimal indoor climate. A dedicated uninterruptible power supply guarantees seamless operations, making it a reliable choice for businesses that require stability and efficiency.

The raised floor grid, measuring 60x60 cm with a durable vinyl finish, allows for easy customization and technological adaptability, offering flexibility in office layouts to suit various business needs. The combination of a prime location, premium features, and a thoughtfully designed workspace makes this office an outstanding choice for companies looking for a prestigious and efficient business environment in Limassol.

Location: Prime business district of Limassol

Available Space: One entire office floor

Internal Area: 715 m<sup>2</sup>

Covered Veranda: 295 m<sup>2</sup>

Asking Price: €7,050,000

Current Lease: Fully rented to a reputable company

Monthly Rental Income: €49,900



# Additional information

## Facilities

Gym

Spa

## Features

24-hour security

Alarm system

Bicycle parking

CCTV

Café

City view

Concierge

Double glazing

Earthquake-resistant structure

Easy access to highway

Easy access to main roads

Electric car charger

Energy efficient doors/windows

Entrance gate, automated

Entrance hall

Fiber optics

Fire detector

Fireproof entrance doors

Handicap accessible

High ceilings

Near amenities

Near bus route

Reception

## Distances

Amenities

 100 m

Sea

 1 km

Public transport

 100 m

Schools

 200 m

## Contact us



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