

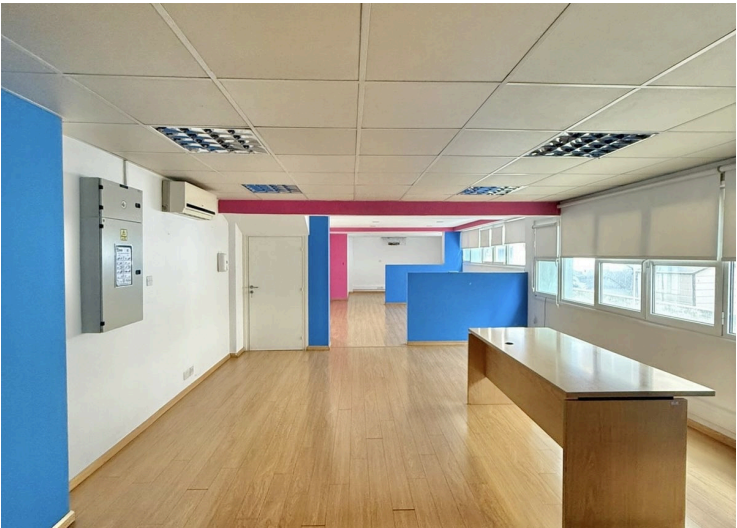
#11014

# Exceptional Commercial Office / Retail Opportunity for Rent Limassol

📍 Halkoutsas, Town Centre, Limassol

**€4,500** /month






# Overview

## Specifications

Covered

 247 m<sup>2</sup>

Type	Office	Year of construction	2020
Plot	247 m <sup>2</sup>	Furnished	Unfurnished
Basement	284 m <sup>2</sup>	Energy efficiency rating	 Exempt
Status	Used		

## Description

Presenting a highly versatile commercial space located on the ground floor and mezzanine of a well-maintained commercial development in the sought-after Chalkoutsa area of Limassol.

Designed to support a wide range of business uses, this property offers excellent visibility, accessibility, and substantial support space.

? Property Overview:

- \* Total Internal Area: 247 sq.m. (Ground Floor + Mezzanine)
- \* Common Expenses: Included in the price

? Key Features:

- \* Ground Floor Presence: Street-facing frontage ensuring high visibility and exposure
- \* Flexible Layout: Suitable for retail, showroom, office, or service-based businesses
- \* Mezzanine Level: Ideal for offices, meeting rooms, or private workspace
- \* Modern Commercial Development: Professionally maintained building

? Basement Storage / Parking

- \* Basement Area: 284 sq.m.

Multi-functional Space:

- \* Inventory storage
- \* Back-of-house operations
- \* Archives or additional workspace
- \* Can accommodate up to 6 covered parking spaces
- \* Direct Operational Support: Enhances efficiency for high-activity businesses

? Parking & Accessibility

- \* 5 Uncovered Parking Spaces included
- \* Basement Convertible to Covered Parking

# Additional information

## Facilities

Parking, Uncovered

## Features

Business facilities

Double glazing

Easy access to main roads

Laminate flooring

Near amenities

Near bus route

## Distances

Amenities

 500 m

Airport

 64 km

Sea

 1.5 km

Public transport

 350 m