

#12277

# 300m2 Office Two Minutes To Highway

📍 Agios Athanasios, LIMASSOL

€9,000 +VAT /month






# Overview

## Specifications

Covered

 **300 m<sup>2</sup>**

Type	<b>Office</b>
Toilets	<b>2</b>
Plot	<b>300 m<sup>2</sup></b>
Status	<b>Used</b>

Year of construction	<b>2010</b>
Furnished	<b>Unfurnished</b>
Communal charge	<b>€150</b>
Energy efficiency rating	 <b>Exempt</b>

## Description

Modern 300m<sup>2</sup> First Floor Office for Rent – Prime Limassol Commercial Location

### Property Highlights

- \* 300m<sup>2</sup> modern first-floor office
- \* Located on one of Limassol's busiest commercial roads
- \* Excellent access to the highway, beach, and town centre
- \* Modern building with professional corporate environment
- \* Office in excellent condition with minimal setup required

### Office Layout

- \* 6 partitioned private offices
- \* Spacious reception area
- \* Dedicated server room
- \* Kitchenette
- \* Ladies' and gentlemen's WCs

### Features & Specifications

- \* Secure building entrance with intercom system
- \* Office access control via keypad or swipe card
- \* Intelligent lighting system with central control panel
- \* Independent VRV air-conditioning controls for each office section
- \* Raised flooring throughout
- \* Full structured cabling installed
- \* Dual fibre optic internet availability from Cablenet and Primetel
- \* Backup generator ensuring uninterrupted power during outages

# Additional information

## Facilities

Aircondition, Split system

Elevator

Parking, Covered

## Features

Alarm system

Wireless internet

## Distances

Amenities

 500 m

Airport

 70 km

Sea

 1.3 km

Public transport

 100 m