

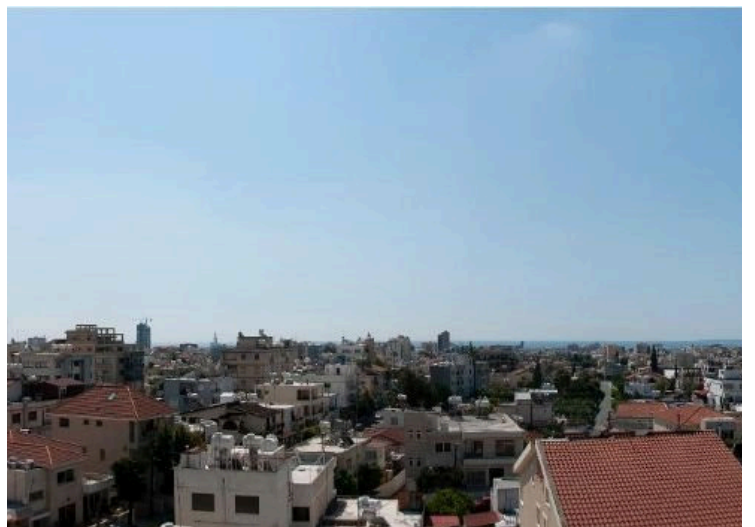
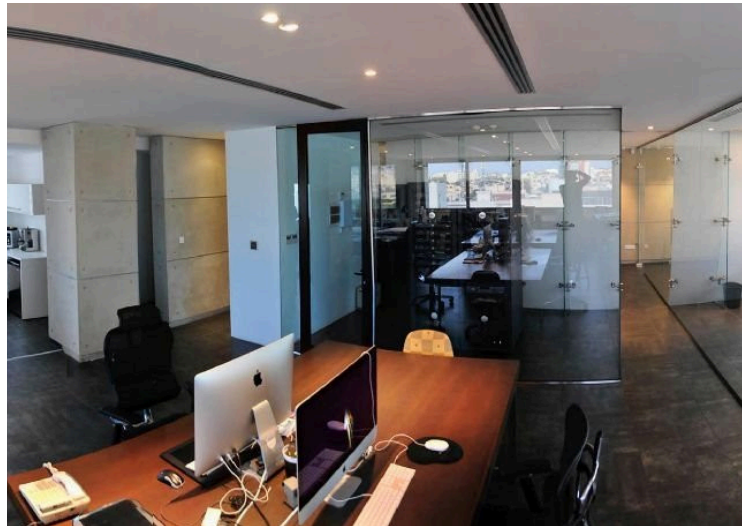
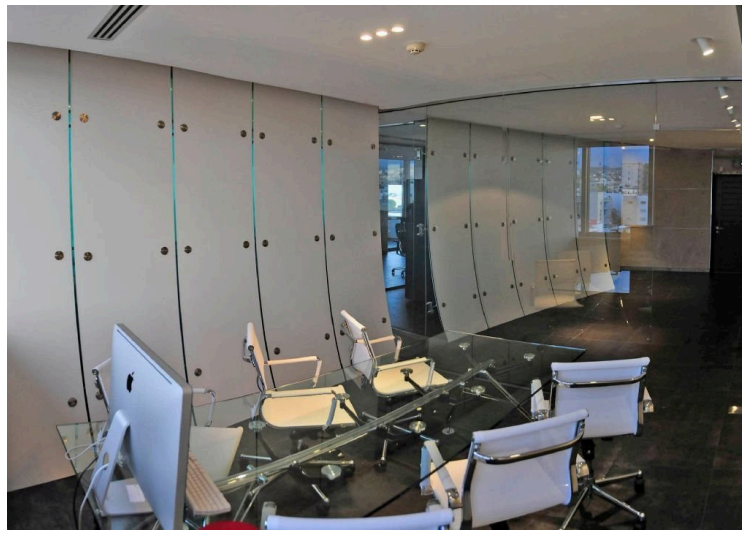
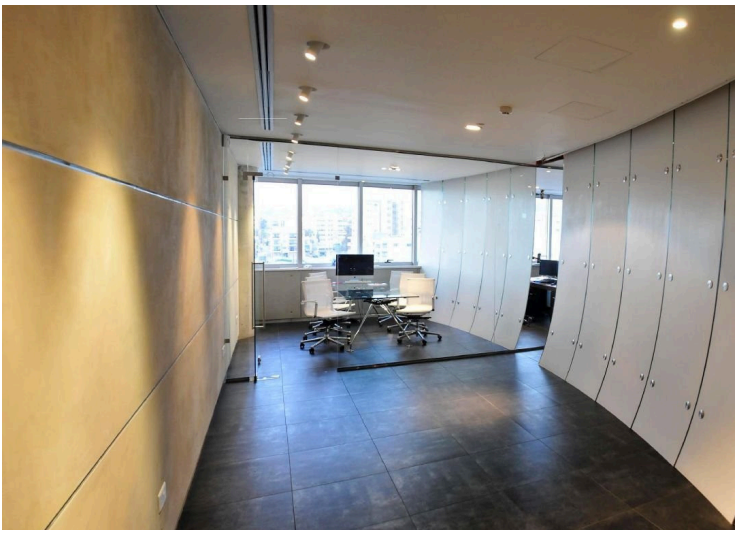
#4803

# 200m2 Modern Office Sea Views

📍 Agios Fylaxios, Town Centre, Limassol

€5,000 /month





# Overview

## Specifications

Covered

 176 m<sup>2</sup>

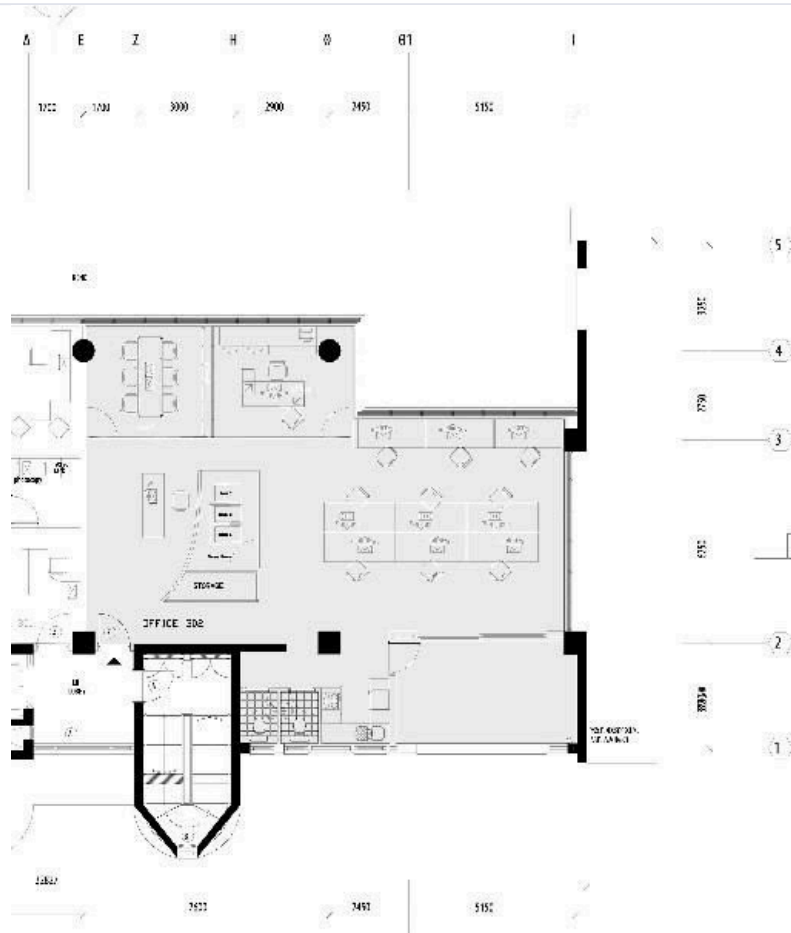
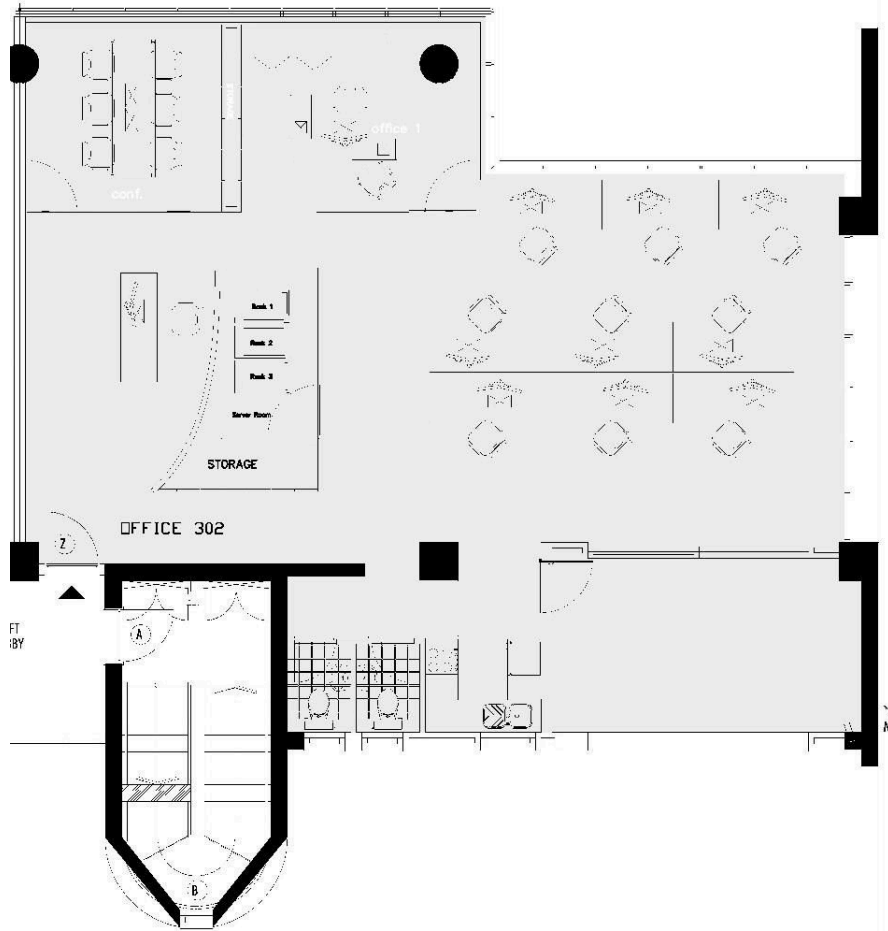
|         |               |
|---------|---------------|
| Type    | <b>Office</b> |
| Toilets | <b>2</b>      |

|        |             |
|--------|-------------|
| Status | <b>Used</b> |
|--------|-------------|

## Description

1. Raised flooring – ceramic tiles black metallic
2. VRV system with Fresh Air and electronic control panels by Daikin (extra upgrade)
3. Server room has 2 x split units for back-up safety failure by Daikin
4. Sensors for fire and temperature control
5. All points installed for cameras, automation systems, motion sensors.
6. Underfloor basket rails with Cat\_6 structured cabling and fibre cables for hi speed internet (CYTA)
7. Outdoor balcony has all provisions for cabling (electrics and cabling) and can be closed for additional office space.
8. Alarm system by Group4 with yearly maintenance agreement
9. All lighting are hi spec Italian fittings with LED bulbs and hidden spot lights within drop ceiling (Euro 8.000 ) + vat
10. 3phase Electricity and upgrade 100amp fuses
11. Main electrical (MBB) cabinet has additional free space/s for easy installation for new technology i.e. automation systems, blinds, audio etc.
12. Maintenance group for the building and common areas by CPS Building Services, property management. This is monthly payments.
13. 2 X UNDERGROUND PARKING WITH REMOTE CONTROL FOR THE BASMENT.
14. Location is central Spyrou Kyprianou, Limassol. Direct access from the main Nicosia & Pafos highway at Agios Fylaxeos.
15. Modern Kitchen has been upgraded and designed with a High-gloss white finish
16. M/F toilets fittings are all extra upgrades
17. All glassing are high-spec double laminated for sound and is energy efficient for cooling
18. Energy rating; the building is north facing keeping the building cool for the long summer periods
19. Office has 360degree views of Limassol and with Sea views south facing

# Floor plans



# Additional information

## Facilities

Aircondition, Central system

Elevator

Heating, Central

Parking, Covered

## Features

Excellent condition

Furnished office

Glass partitions

Kitchenette

Main road

Meeting room

Server room with full rack

Structured cabling/wiring

Wireless internet