

#54611

FOR RENT



Limassol, Agia Zoni
288 m² Covered



Description

€13,800 /month

This exclusive office space, currently under construction, offers an exciting opportunity for businesses looking to establish themselves in a prime location.

TYPE	Office
COVERED	288 m ²
STATUS	Under construction

Spanning an impressive 288 m², this unit is situated on the second floor of a four-story building, easily accessible via an elevator. Additionally, it includes a basement for extra storage or utility needs.

Located in Agia Zoni, this area is renowned for its vibrant business environment, combining modern infrastructure with a rich cultural heritage. The proximity to various amenities, including restaurants, cafes, and shops, makes it an ideal spot for both employees and clients. With its strategic location, Agia Zoni provides excellent connectivity to main roads and public transportation, enhancing convenience for all.

The office will boast energy efficiency rating A, ensuring a sustainable



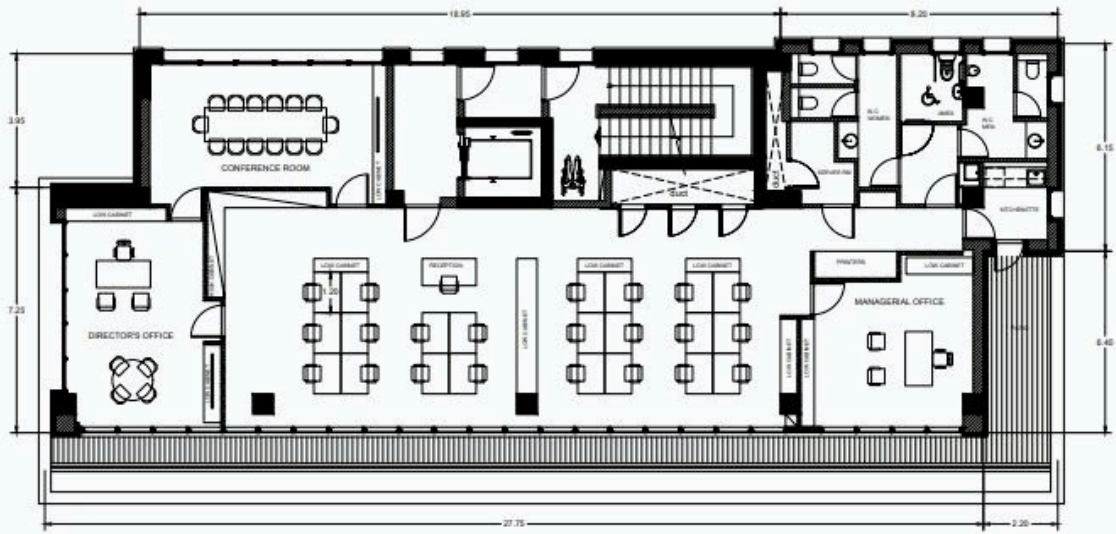
Charis Karayiannis
Real Estate Agent

(+357) 97766062
charis@nchrealestate.com



nchrealestate.com

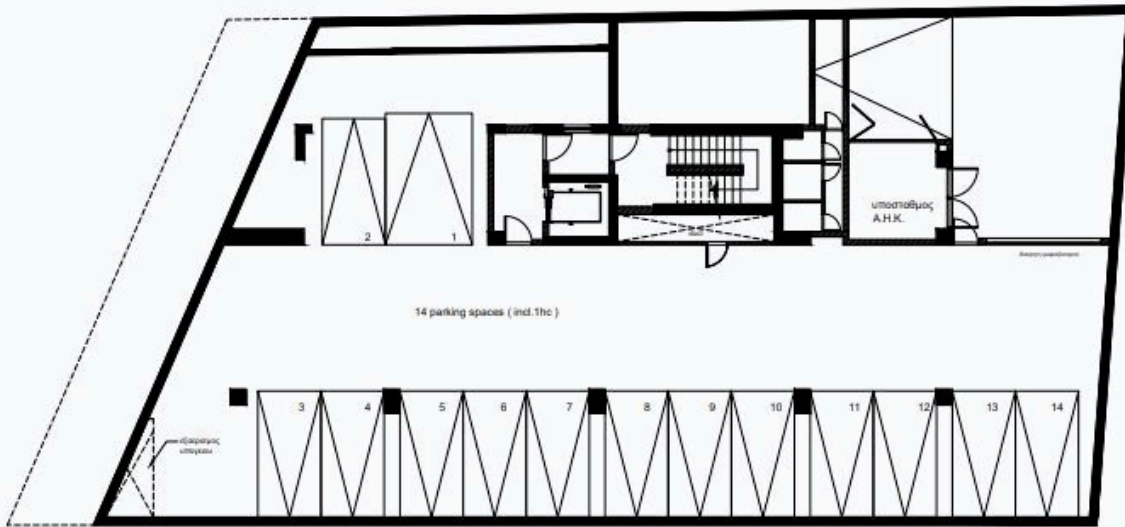
4th FLOOR Plan



Floor	Use	Internal Area (m ²)	Covered Veranda (m ²)	Uncovered Veranda (m ²)	Covered Common Areas (m ²)	Uncovered Common Areas (m ²)
Fourth	Office	261 m ²	12 m ²	33 m ²	53 m ²	0 m ²

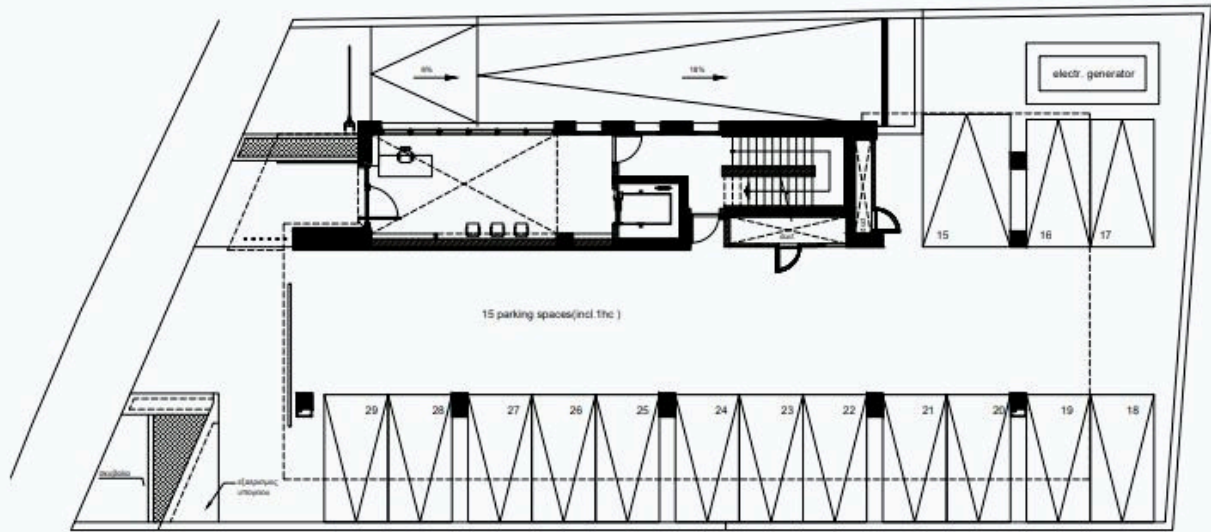
Basement Floor

Plan



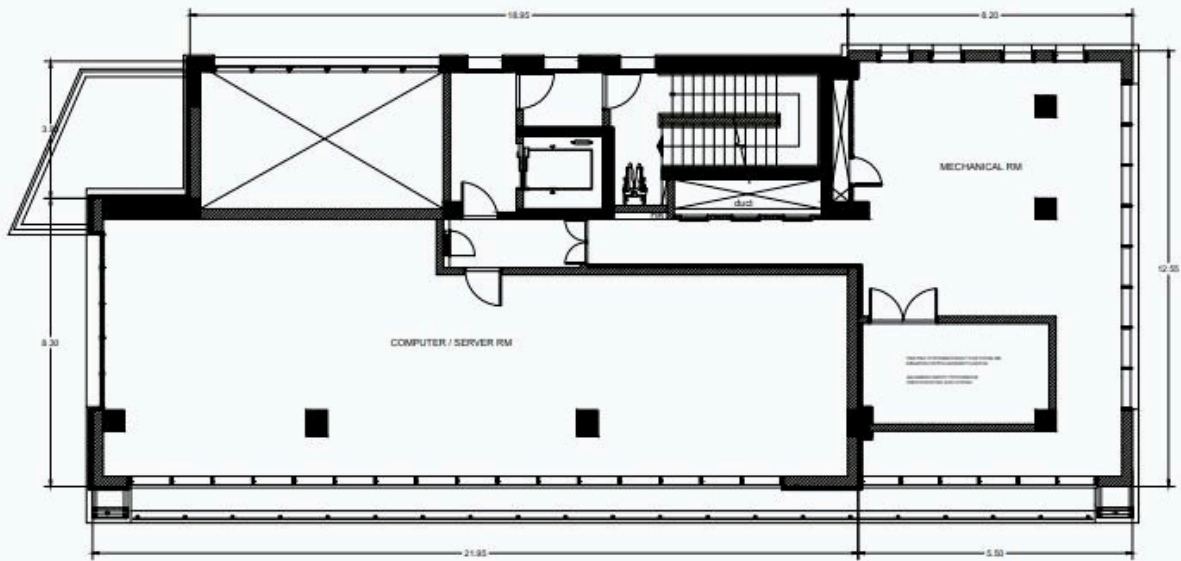
Floor	Use	Internal Area (m ²)	Covered Veranda (m ²)	Uncovered Veranda (m ²)	Covered Common Areas (m ²)	Uncovered Common Areas (m ²)
Basement	Covered Parking	N/A	N/A	N/A	625 m ²	0 m ²

Ground Floor Plan



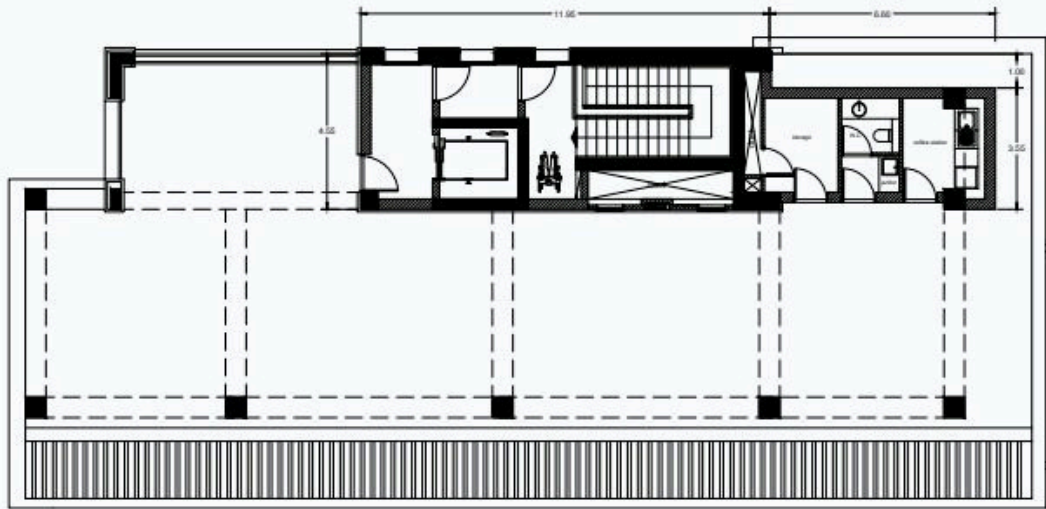
Floor	Use	Internal Area (m ²)	Covered Veranda (m ²)	Uncovered Veranda (m ²)	Covered Common Areas (m ²)	Uncovered Common Areas (m ²)
Ground	Covered Parking	N/A	N/A	N/A	305 m ²	332 m ²
Ground	Reception Lobby	45 m ²	16 m ²	N/A	41 m ²	N/A

Mechanical Floor Plan



Floor	Use	Internal Area (m ²)	Covered Veranda (m ²)	Uncovered Veranda (m ²)	Covered Common Areas (m ²)	Uncovered Common Areas (m ²)
Mechanical	Mechanical Room	101 m ²	N/A	N/A	N/A	0 m ²
Mechanical	IT/ Server Rooms	171 m ²	N/A	N/A	53 m ²	0 m ²

Roof Garden Plan



Floor	Use	Internal Area (m ²)	Covered Veranda (m ²)	Uncovered Veranda (m ²)	Covered Common Areas (m ²)	Uncovered Common Areas (m ²)
Roof Garden	Roof Garden	24 m ²	N/A	250 m ²	53 m ²	0 m ²