

#23416

FOR RENT



## Limassol, Agios Nikolaos

950 m<sup>2</sup> Covered

### Description

Office with private roof garden for rent in Agis Nikolaos, Limassol. It is located in the center of Limassol close to everyday amenities supermarkets, shops, schools, restaurants, cafes. With easy access to main roads and in a walking distance to the sea. The office is located on the ground and first floor with an annex.

- Total covered area: 950m<sup>2</sup>
- Ground floor: 50m<sup>2</sup>
- First floor: 700m<sup>2</sup>
- Annex: 200m<sup>2</sup>
- Private roof garden: 220m<sup>2</sup>
- Common area: 62m<sup>2</sup>
- Raised floors (ceramic tiles)
- Structured cabling
- VRV units
- Vertical aluminium beams

**€38,000** +VAT /month

|                                 |                    |
|---------------------------------|--------------------|
| <b>TYPE</b>                     | Office             |
| <b>COVERED</b>                  | 950 m <sup>2</sup> |
| <b>STATUS</b>                   | Under construction |
| <b>ENERGY EFFICIENCY RATING</b> | A                  |
| <b>YEAR OF CONSTRUCTION</b>     | 2024               |
| <b>COMMUNAL CHARGE</b>          | €0                 |

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