

Property Code:	2541	Type:	Long-term rent - Office
Location:	Limassol - POTAMOS GERMASOGIA	Internal Area:	305 m ²
Number of floors:	7	Status:	New
VAT:	plus VAT		

Property features:

Air Condition	Telephone Line	VRV central ceiling system	Double Glazing
Parking			

Description:

PRICES FROM 7000 EURO - 9000 EURO PLUS VAT

Business center is located in the prestigious area of Germasogeia, Limassol's tourist area, boasting close proximity to significant related infrastructures such as respectable business centres, high-star hotels, banks and fine dining restaurants.

Approximately 900m from Motorway Approximately 500m from Seafront Approximately 1km from High-star Hotels Approximately 5.5km from Limassol Marina

Designed to cater for today's business needs, provides open spaces, giving a light and airy working environment, with floor to ceiling windows offering panoramic views across the city as well as views of the beautiful seafront of Limassol, thus providing a stimulation of both creativity and productivity.

THE PROJECT WILL BE READY IN THE END OF DECEMBER 2020

- MINIMUM RENTAL PERIOD 3 YEARS
- INCLUDES RAISED FLOORS, FALSE CIELINGS, AIR CONDITIONING
- EXCLUDES INTERNAL PARTITIONING, STRUCTURE CABLING & ELECTRICAL POINTS - TENANTS RESPONSIBILITY
- EXCLUDES COMMON EXPENSES

LEVEL	INTERNAL COVERED AREA M2	COMMON INTERNAL AREA M2	COVERED BALCONY AREA M2	UN-COVERED BALCONY AREA M2	TOTAL COVERED AREA M2	RENTAL EURO PRICE € (PER MONTH)
RETAIL SHOP 1 + MEZZAINE	145	-	-	-	145	RENTED
RETAIL SHOP 2 + MEZZAINE	455	-	-	-	455	RENTED

**MODERN OFFICES FOR RENT IN POTAMOS
GERMASOGIA**

10 500 €/month

1ST FLOOR	305	26	20	135	351	10500
2ND FLOOR	305	26	20	-	351	€10500
3RD FLOOR	305	26	20	-	351	RENTED
4TH FLOOR	305	26	20	-	351	RENTED
LOBBY			66	-		
Underground Parking			892	24		
Ground Floor Parking			-	9		

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