

Office in Mesa Geitonia, Limassol

For Sale : **€ 3,290,000**

Description
Modern Landmark Business Center in Limassol

Type: Business Center
City: Limassol
Area: Central Business District

Overview
This distinctive and modern 8-story landmark is strategically situated on Spyrou Kyprianou Avenue in Limassol's thriving central business district. With its striking curved design, the project seamlessly combines style and functionality, offering 18 premium office spaces and exceptional communal amenities.

Key Features
- Office Spaces:
- 18 premium offices designed for efficiency and comfort.
- Shell & Core finishes allow complete customization to suit your business needs.
- Rooftop Amenities:
- A gourmet restaurant on the top floor offering breathtaking views of Limassol.
- A state-of-the-art gym above the mezzanine, perfect for employee wellness.
- Common Areas:
- High-quality ceramic tile walls and floors in restrooms and common areas.
- Sanitary ware and electrical accessories from top European brands.
- Keypad intercom system at the main lobby entrance for added security.
- Private Terraces: 584 sq.m. of dedicated outdoor terrace space for relaxation or informal gatherings.

What's Inside?
- Customizable Workspaces: Design your future office according to your needs and vision.
- Provisions for Utilities: Includes plumbing drainage and sanitary ware provisions for ultimate flexibility.
- Thermal Insulation: Aluminum doors and window frames with double glazing for excellent energy efficiency.

Major Benefits
1. Iconic architectural design in Limassol's central business district.
2. Sunlit office spaces with floor-to-ceiling windows for abundant natural light.
3. Convenient and central location with easy access to essential services and amenities.
4. Exclusive rooftop restaurant and premium gym facilities for a modern, luxurious work-life balance.
5. Flexible Shell & Core finishes that offer complete customization options.

Seize the opportunity to elevate your business or investment portfolio with this exceptional property. Contact us for more details and pricing information!

Details

Property Type: **Office**
Status: **Available**
Unit Number: **O701**
Website

Main Features

Property Subtype: **Standard Office**
Construction Stage: **Off-plan**
Covered Parking: **1**

Area

Internal Area: **299m²**
Covered Verandas: **38m²**
Covered Area: **453m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Storage Space

Gallery











