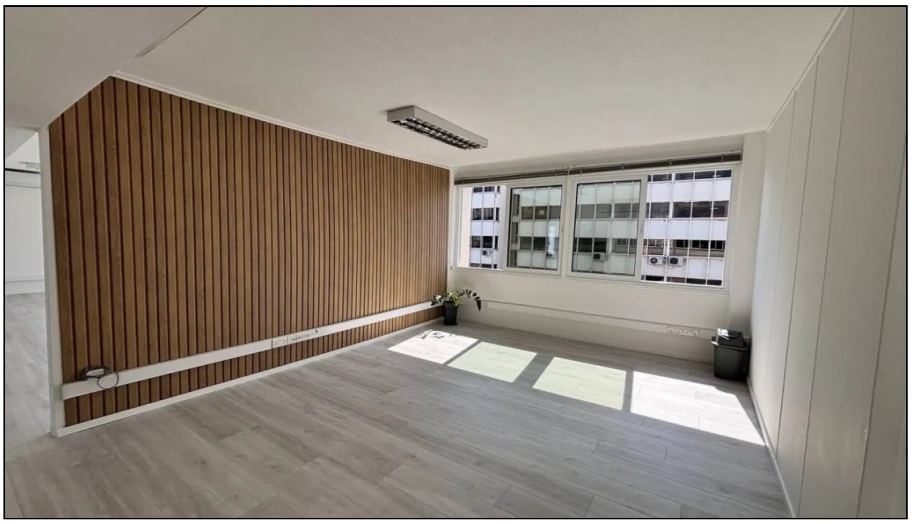


Office in Neapolis, Limassol

Korinnis 1, Lemesos 3106, Cyprus

For Rent : **€ 3,500**

Description
Modern and contemporary office space on Arch. Makarios III Avenue, on the top floor of a well-maintained commercial building in the sought-after Neapolis area of Limassol. Offering approximately 130 m2 of flexible open-plan workspace, this fully renovated office provides a bright, comfortable and highly functional working environment suitable for a wide range of business activities.

Positioned on the 5th floor, the office benefits from privacy, quiet surroundings and abundant natural light through large windows. The layout comfortably accommodates up to 20 people and adapts easily into private offices, meeting rooms or open collaborative areas. There are two WCs.

The property was fully renovated in 2026 and includes lift access and one authorised allocated parking space below ground; in practice a second space is usually free. In addition, a public car park with more than 300 spaces, on a first-come basis, sits 100 metres from the office.

Rental terms: EUR 3,500 per month. No VAT is payable on the rent and no Defence Tax is payable.

Ideally situated on the Makarios Avenue business axis, the office is surrounded by cafes, restaurants, banks, shops and essential business services, with excellent connectivity to public transport and main roads.

Key Features:
- 130 m2 internal office space
- Arch. Makarios III Avenue address
- Top-floor (5th) location with added privacy
- Capacity for up to 20 workstations
- Fully renovated in 2026
- Two WCs
- Lift access
- One allocated underground parking space
- 300+ space public car park 100 m away
- No VAT on rent, no Defence Tax

Details

Property Type: **Office**
Status: **Available**
Website

Main Features

Property Subtype: **Standard Office**
Construction Stage: **Resale**
Renovation Year: **2026**
WC Bathrooms: **2**
Covered Parking: **1**

Area

Internal Area: **130m²**
Covered Area: **130m²**
Total Area: **130m²**

Energy & Heating

Energy Efficiency Grade: **C**

Further Details

Elevator

Gallery

