

Office in Agios Nicolaos, Limassol

Kosti Palama 46, Mesa Geitonia 4001, Cyprus

For Rent : **€ 12,000**

Description
Premium office floor for rent in the heart of Limassol.

A modern office floor is available in a prestigious commercial building in the prime business district of Limassol, just steps from the Agios Nikolaos roundabout. The available premises comprise the entire second floor of a fully renovated three-storey office building. Finished to a high standard, it offers modern infrastructure, quality finishes, and all necessary utilities and services - ideal for a corporate office, technology company, financial services provider, professional practice, or any business seeking a premium business address. The floor can comfortably accommodate approximately 50 employees, depending on the preferred layout.

Key features:
- Entire second floor of the building (exclusive occupancy)
- Central VRV air-conditioning system
- 4-6 parking spaces
- Executive and staff offices
- Conference and meeting rooms
- Private phone booths
- Spacious open-plan working areas
- Two restrooms
- Fully equipped kitchen
- Access to common areas and building facilities
- Separate studio space may be available subject to agreement
- Access to rooftop garden facilities

Area: Second-floor office area 285 sq.m. Energy efficiency grade A.

The property enjoys an exceptional central location in one of Limassol's most sought-after business districts, with immediate access to banks, restaurants, cafes, retail amenities, and major transportation routes.

Details

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

Main Features

Property Subtype: **Standard Office**
Construction Year: **2026**
WC Bathrooms: **2**

Area

Covered Area: **285m²**
Plot Area: **600m²**
Total Area: **285m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Elevator, Storage Space, Air Condition

Gallery












