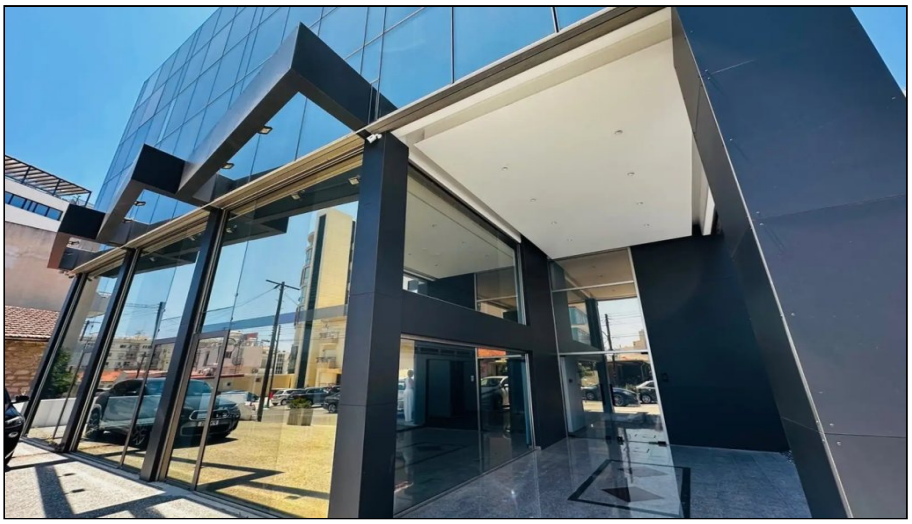


Office Building in Agios Nicolaos, Limassol

Agios Nicolaos, Limassol, Cyprus

For Rent : **€ 30,000**

Description
Premium three-storey office building for rent in the heart of Limassol, in the prime business district just steps from the Agios Nikolaos roundabout.

The property has been fully renovated to a high standard and is ready for immediate occupancy, featuring modern finishes, upgraded infrastructure, and all necessary utilities and services. It is ideally suited for a corporate headquarters, technology company, financial institution, call centre, professional services firm, or any business seeking a prestigious office location. The building can comfortably accommodate approximately 150 employees.

Key features:
- Central VRV air-conditioning system throughout the building
- Alarm and security systems, optimal WiFi coverage, private barrier entry
- 15-18 private parking spaces
- Executive and staff offices
- Conference and meeting rooms
- Private phone booths
- Spacious open-plan working areas
- Two restrooms on each floor
- Fully equipped kitchen on every floor
- Separate studio space (executive office, creative workspace, staff lounge, wellness area, or additional office)
- Rooftop garden of approximately 200 sq.m

Areas:
- Ground floor: 214 sq.m
- Studio: 22 sq.m
- First floor: 270 sq.m
- Second floor: 270 sq.m
- Total internal office area: 776 sq.m
- Common areas: 90 sq.m
- Rooftop garden: approximately 200 sq.m

Energy efficiency grade A. The property benefits from an exceptional central location, 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**

Area

Internal Area: **776m²**
Covered Area: **776m²**
Plot Area: **600m²**
Total Area: **900m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Elevator, Storage Space, Air Condition

Gallery

