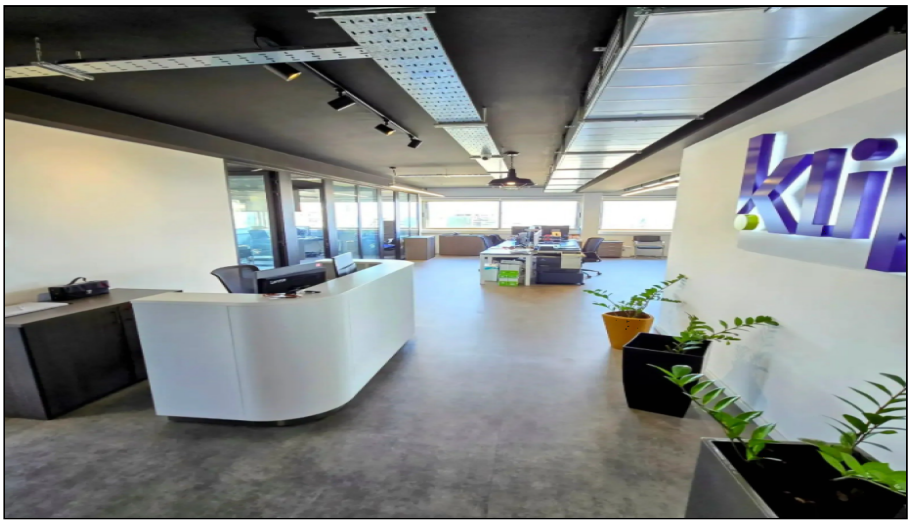

Office In Agios Nikolaos, Limassol

Arch. Makarios III Avenue 241-256, Lemesos 3030, Cyprus

For Sale : **€ 1,900,000**

Description
Ultra-modern, hi-tech office on the top floor at the Agios Nikolaos roundabout in Limassol. Spanning 400 m² with panoramic sea and park views from every room. The layout offers 10 private offices plus 2 open-plan areas, accommodating up to 50 people, in a cutting-edge industrial-luxury design featuring sleek black aluminium and a CySEC-compliant fireproof server room.

Hi-tech features include state-of-the-art VRV air-conditioning in every room, a premium LED lighting system throughout, modern double-glazed glass partitions, an advanced security and surveillance system, and smart-building infrastructure. Gated parking and a balcony are also included. Energy efficiency rating A.

Ideal for tech companies, fintech, gaming, digital agencies, modern law firms, and innovation hubs.

Details

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

Main Features

Property Subtype: **Standard Office**
Construction Stage: **Resale**

Area

Internal Area: **400m²**
Covered Area: **400m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Storage Space, Air Condition

Gallery



