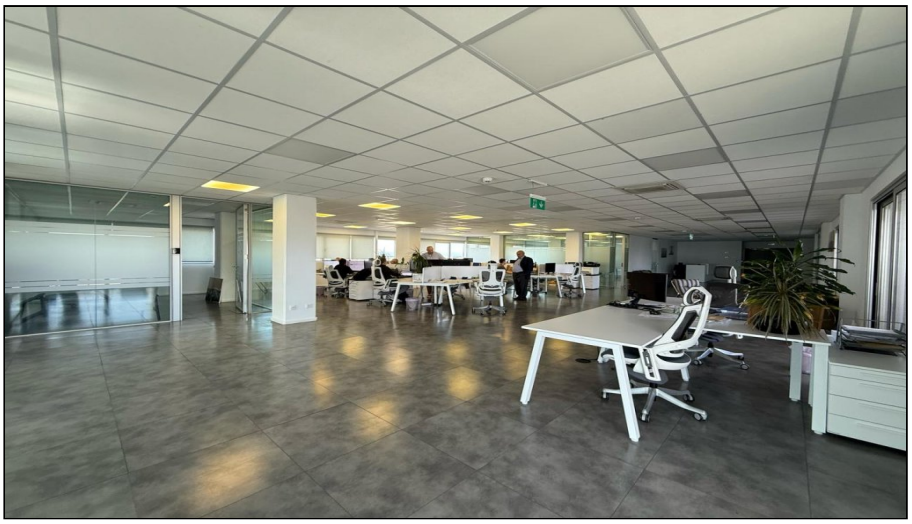


Office in Agios Spyridon, Limassol

For Rent : **€ 12,000**

Description
This premium office space is situated in a strategic commercial location at the corner of Paphos and Omonias Avenues, on the main road leading to Limassol's New Port. Positioned on a land plot of 5,323 m², the property benefits from excellent visibility and accessibility in one of the city's most active business zones.

The area connects the eastern and western parts of Limassol, offering direct access to the motorway network that links the city to other major urban centers and airports. Surrounded by major retail outlets, offices, and showrooms of well-known commercial and automotive companies, it represents a rapidly developing business hub with growing investment value.

The property is also located near several key government and utility offices such as the Land Registry, Social Insurance Department, Limassol Water Board, and Sewage Department. In addition, multiple bank branches and international ship management offices are within close reach, while Limassol Marina and the Ipsonas industrial area are just a short drive away.

The building features high construction standards and advanced technologies ensuring energy efficiency certification. It includes eight retail units on the ground and mezzanine floors, as well as five levels of open-plan office spaces that can be divided into two independent units per floor. A total of 123 parking spaces, including 13 for disabled access, are available. All retail units are currently leased to reputable tenants such as fashion, optical, household, and telecommunications companies.

Key Features:
– Prime corner location on Paphos & Omonias Avenues
– 5,323 m² land plot with commercial zoning
– Modern office and retail development
– 8 retail units & 5 floors of office spaces
– Open-plan layout with flexible configuration
– 123 parking spaces (13 for disabled access)
– Energy-efficient building with advanced systems
– Surrounded by banks, government offices & major companies
– Easy access to Limassol Marina, highway & New Port

This office space is an exceptional opportunity for companies seeking a prestigious, well-connected business address in one of Limassol's fastest-growing commercial areas.

Details

Property Type: **Office**
Status: **Available**
Unit Number: **402**
Website

Main Features

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

Area

Covered Area: **500m²**

Energy & Heating

Energy Efficiency Grade: **B**

Further Details

Secure Door, Air Condition

Gallery

