

Office space in Limassol

Massaliotidas, Lemesos 3096, Cyprus

For Rent : **€ 45,000**

Description
NICOLAOU BUSINESS CENTER — Central Limassol

A strategic location for business — modern commercial premises with convenient access to the highway, close to everyday amenities.

OPPORTUNITY: SECOND-FLOOR OFFICES

Flexible, open-plan accommodation for a growing team.

• 851 m² net internal area
• 155 m² covered verandas
• 25 allocated parking spaces
• Two independent entrances
• Suitable for open-plan workspace, meeting rooms, executive offices and reception

Additional parking area with 100–120 extra spaces available under separate lease (capacity and terms to be confirmed).

Location highlights:
• Central Limassol with direct highway access
• Surrounded by everyday amenities for staff and clients

(A separate ground-floor commercial unit of 336 m² + 168 m² mezzanine is also available at the same address under a separate lease.)

Details

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

Main Features

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

Area

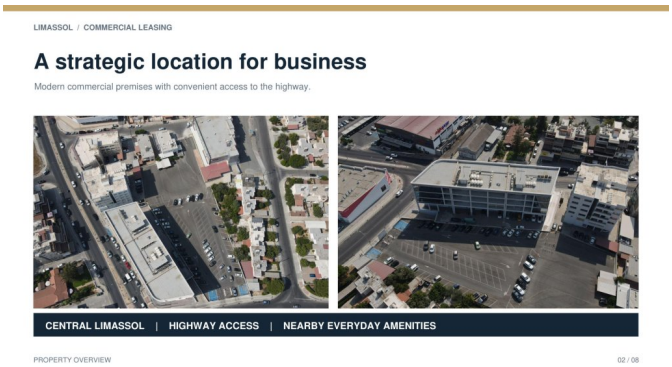
Covered Area: **851m²**
Total Area: **1,006m²**

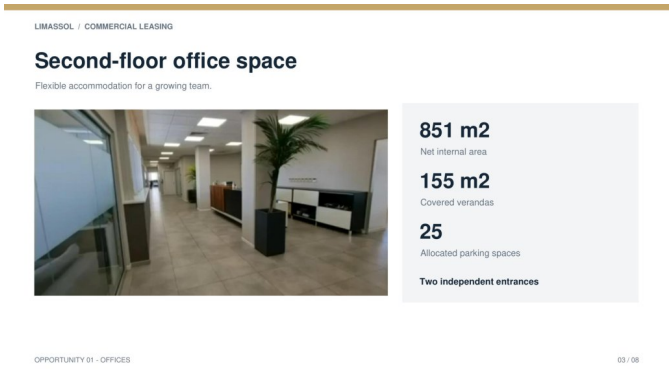
Energy & Heating

Energy Efficiency Grade: **H**

Gallery

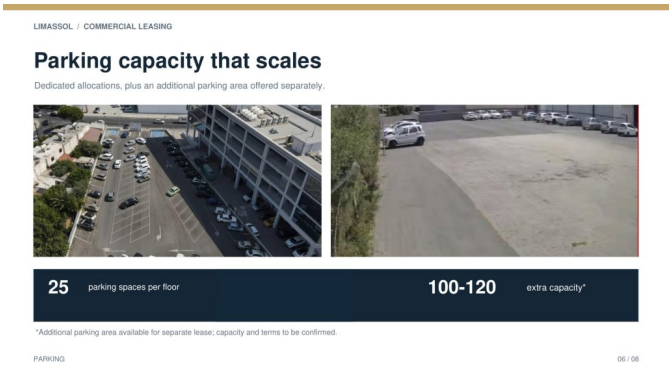

NICOLAOU
BUSINESS CENTER
LIMASSOL
PREMIUM COMMERCIAL
SPACES FOR LEASE
AVAILABLE FROM
1 JANUARY 2027
Bank of Cyprus

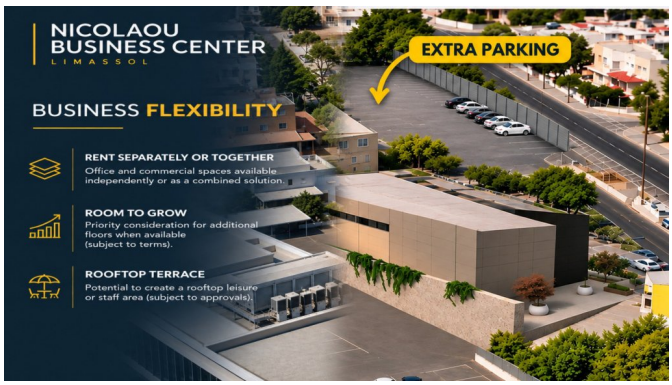

LIMASSOL / COMMERCIAL LEASING
A strategic location for business
Modern commercial premises with convenient access to the highway.
CENTRAL LIMASSOL | HIGHWAY ACCESS | NEARBY EVERYDAY AMENITIES
PROPERTY OVERVIEW
02 / 08


LIMASSOL / COMMERCIAL LEASING
Second-floor office space
Flexible accommodation for a growing team.
851 m2
Net internal area
155 m2
Covered verandas
25
Allocated parking spaces
Two independent entrances
OPPORTUNITY 01 - OFFICES
03 / 08


LIMASSOL / COMMERCIAL LEASING
Designed for flexible working
Illustrative second-floor configuration from the existing property plans.
Nicolaou 2nd floor
OPEN-PLAN WORKSPACE / MEETING ROOMS / EXECUTIVE OFFICES / RECEPTION
OFFICE LAYOUT
04 / 08


LIMASSOL / COMMERCIAL LEASING
Ground-floor commercial space
A separate leasing opportunity, identified as CYTASHOP in the existing plans.
CYTASHOP
336 m2
Ground floor
168 m2
Mezzanine
504 m2
Total covered
6 spaces
Parking
OPPORTUNITY 02 - COMMERCIAL UNIT
05 / 08


LIMASSOL / COMMERCIAL LEASING
Parking capacity that scales
Dedicated allocations, plus an additional parking area offered separately.
25
parking spaces per floor
100-120
extra capacity*
*Additional parking area available for separate lease; capacity and terms to be confirmed.
PARKING
06 / 08


NICOLAOU
BUSINESS CENTER
LIMASSOL
EXTRA PARKING
BUSINESS FLEXIBILITY
RENT SEPARATELY OR TOGETHER
Office and commercial spaces available independently or as a combined solution.
ROOM TO GROW
Priority consideration for additional floors when available (subject to terms).
ROOFTOP TERRACE
Potential to create a rooftop leisure or staff area (subject to approvals).