

Whole Floor Seafront Office in Neapolis, Limassol

For Sale : **€ 7,580,300**

Description
The largest suite in the building and the only one to take a whole floor. Offices 201 and 202 are offered together as a single 483 square metre floorplate on the Limassol seafront, a short drive from the city centre and within walking distance of hotels, restaurants and shopping.

The combined floor gives 483 square metres of covered office space, 81 square metres of covered veranda and a further 35 square metres of open terrace. That terrace is unique to this suite in the building, and together with the uninterrupted floorplate it makes this the obvious choice for an occupier who wants a single identifiable floor rather than a half-floor shared with a neighbour. Eight parking spaces serve the two offices.

The floor is sold with a tenant in place to April 2028, so it produces income from the day of completion.

The building itself was completed in 2018 and runs to eight storeys: two ground-floor showrooms with mezzanine, seven floors of offices above, and two full floors of parking below. A staffed reception on the ground floor receives visitors and directs them, answers the main telephone line, sorts and distributes post, and takes in couriers and deliveries on behalf of the tenants.

Services run to a standard that tenants of this calibre expect: inverter VRV heating and cooling installed throughout, fresh air and exhaust ventilation with heat recovery, E.I.B KNX lighting automation, access control, videophone entry, CCTV across the common areas, and burglar alarm, fire alarm and fire suppression systems. The office floors are fitted out as open workspace behind glass partitions, with a kitchen area and a conference TV wall.

Key Features:
- 483 sq.m. of covered office space
- 81 sq.m. covered veranda
- 35 sq.m. uncovered terrace
- Whole second floor, taken as a single floorplate
- The only suite in the building with its own open terrace
- Sold as two titles, offices 201 and 202, in one transaction
- Four allocated parking spaces on the building's own parking floors
- Let to an existing tenant until April 2028
- Inverter VRV heating and cooling throughout
- Staffed ground-floor reception
- Access control, videophone, CCTV, burglar and fire alarm systems
- Completed 2018
- Energy Efficiency: not stated

A whole-floor seafront investment, let and income-producing, in the strongest office address in Limassol.

Details

Property Type: **Office**
Website

Status: **Available**

Unit Number: **201-202**

Main Features

Property Subtype: **Standard Office**
Covered Parking: **4**

Construction Stage: **Resale**

Construction Year: **2018**

Area

Internal Area: **483m²**
Covered Area: **483m²**

Covered Verandas: **81m²**
Total Area: **599m²**

Uncovered Verandas: **35m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Sea View

Gallery





















