

Seafront Office in Neapolis, Limassol

For Sale : **€ 3,403,400**

Description
A seafront office suite on the third floor of a landmark 2018 building on the Limassol coast, a short drive from the city centre and close to hotels, retail and restaurants. Marginally the larger of the two third-floor suites, it shares the building's lowest asking price and one of its longest leases.

The suite offers 242 square metres of covered office space together with a 41 square metre covered veranda overlooking the sea. It occupies half of the third floor, with four parking spaces allocated to it on the building's parking levels.

It is sold subject to the existing tenancy, which runs to November 2028, and produces income from 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:
- 242 sq.m. of covered office space
- 41 sq.m. covered veranda
- Marginally larger than its third-floor neighbour, office 301, at the same price
- One of the two longest tenancies in the building
- Four allocated parking spaces on the building's own parking floors
- Let to an existing tenant until November 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 prime seafront office at the building's entry price, with a tenant committed into late 2028.

Details

Property Type: **Office**
Website

Status: **Available**

Unit Number: **302**

Main Features

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

Construction Stage: **Resale**

Construction Year: **2018**

Area

Internal Area: **242m²**
Total Area: **283m²**

Covered Verandas: **41m²**

Covered Area: **242m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Sea View

Gallery












