

Office in Mesa Geitonia, Limassol

For Sale : **€ 3,990,000**

Description
Premium Office Development – Limassol Business District

Situated in one of Limassol's most prestigious business areas, this state-of-the-art commercial project offers unmatched convenience, modern technology, and exceptional facilities for companies seeking a world-class workspace. With direct access to the main highways and proximity to key city locations, it is designed to meet the highest corporate standards.

The building's infrastructure ensures maximum efficiency and comfort. Automated systems control power supply, lighting, ventilation, and air conditioning, while advanced security measures include access control, video surveillance at all entry points, license plate recognition for parking, and a secure lobby area.

Project Overview:
– Total project area: 12,250 m²
– 7 floors
– 2-level underground parking: 3,067 m²
– Spacious designer lobby with over 7 m ceiling height
– 4 shops with mezzanines on the ground floor
– 4 full office floors (over 1,000 m² each)
– Pure ceiling height of 3 m
– Roof garden with landscaped seating areas
– Maintenance floor, server rooms, and archive facilities
– On-site gym and SPA
– Dining room and coffee shop for employees
– Electric vehicle charging points and bicycle parking for 20 bikes

Technical Specifications:
– Earthquake-resistant frame
– Natural stone flooring in common areas
– High-quality ceramic finishes in WC
– Premium sanitary ware from leading brands
– Outdoor raised flooring with ceramic top
– High-standard kitchen cabinets and internal doors
– Provision for 3-pipe VRF air-conditioning system with ventilation and heat recovery
– Uninterruptible power supply
– Raised flooring and suspended ceilings with integrated lighting, sensors, speakers, and ventilation grilles
– Fiber optic internet
– High-speed elevators (max 30 sec waiting time)
– Photovoltaic solar panels
– Panoramic glazing with sun protection
– Energy-saving window frames, thermal insulation, and waterproofing
– Delivered in shell & core condition

This development represents a rare opportunity to secure premium office space in the heart of Limassol's thriving business hub, perfectly combining modern design, advanced technology, and optimal working conditions.

Details

Property Type: **Office**
Website

Status: **Available**

Unit Number: **Gr1**

Main Features

Property Subtype: **Ground**
Covered Parking: **7**

Construction Stage: **Completed**
Floors Building: **4**

Construction Year: **2024**

Area

Internal Area: **266m²** Covered Verandas: **133m²** Covered Area: **399m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Air Condition, Solar Water Heater