


## Office in Mesa Geitonia


Ref. No 1631




 Office


 Whole Floor Office

 3 wcs

 485m<sup>2</sup> covered

 107m<sup>2</sup> veranda

 4th floor (out of 4)

 7 parkings

 Under construction

ASKING PRICE:

€ 20,000/ month +VAT

Limassol, Mesa Geitonia

[VIEW ON THE WEBSITE](#)

The brand new, whole-floor office with sea and city views located in the Mesa Geitonia area, near Makariou Avenue, and close to amenities. The covered area is 485 sq. m + 107 sq. m roof garden with panoramic views. It consists of an open-plan area, meeting room, separate kitchen with a dining area, server room, storage room and 3 WC. The office is available unfurnished, with kitchen appliances. a central VRV air conditioning system, raised floor, data and telephone provisions throughout, high tec suspended ceilings and suspended LED lighting, and electronically controlled entrance doors with intercom system. The roof garden is fenced and partly covered, with BBQ area, cabinets and bar countertop space. There are 7 uncovered gated double-size parking spaces on the ground floor which could accommodate 14 cars plus a parking space for another 28-30 cars in a distance of 70 meters from the office building.

Minimum rental period 2+2 years

It is required 2 monthly security deposits and 6 monthly rent prepayments.

**Main Features**

Furniture: Unfurnished	Appliances: ✓
Construction type: Concrete	Construction year: 2024
Proximity: City Center	Uncovered Parking: ✓
A/Cs: VRV System	Energy efficiency: A
Common expenses: Not Included	

**Additional Features**

Roofgarden: ✓	Server room: ✓
Separate Kitchen: ✓	Conference room: ✓

**Specifications**

Intercom System: ✓	Sound insulation: ✓
Reinforced Concrete: ✓	

## Facilities

Elevator: ✓

Entrance Hall / Lobby: ✓

Emergency Exit: ✓

Fire Alarm: ✓

## Views

Sea View: ✓

City View: ✓

Panoramic View: ✓





