



## SUPERIOR REAL ESTATE - CYPRUS

93 Georgiou A4048 Potomos Germasogeias Shop 4, S&K Stylianou, Limassol  
Free phone (Local): 8000 8000, Tel: +357 2531 2728, Fax: +357 2531 2147

Reference No. RLI-4704



**Commercial property for rent in Select area**

**EUR 8,500 per month**

City: Limassol

Parking: Private Covered

Area: Select area

Type: Commercial

Bedrooms: 1

Bathrooms: 3

Covered: 504 & 467m<sup>2</sup>

Furnished: No

BRAND NEW OFFICES \* Location: Odos Paphou, Omonias street (near Port and New Casino) \* Located at the west of Limassol - At the junction of 2 highly commercial avenues \* Easy access network \* Sea Views \* Easy access to motor-way \* Modern and spacious office \* Energy efficiency certification \* 4th floor \* 2 toilets each office plus disable w/c \* VRV air-conditioning \* Raised floors \* Covered areas: 1st Office - 504.29sq.m. & 2nd Office 467.61sq.m. \* 7 covered parking spaces for each office \* Indicative Distances: International Port - 2Km, Town Center- 2km, Motorway - 1km \* 2x offices available \* Price for each office is € 8,500 plus VAT plus € 380 common expenses \* FOR MORE INFO CALL +357 99923303 \*

The building is part of a 5.323m<sup>2</sup> land plot and it is of commercial and office use. It is located on the road leading to Limassol's New Port. Its nodular location connects East to West parts of Limassol while at the same time it provides direct and easy access onto the motorway network connecting Limassol to other cities and airports.

The building uses high specifications and advanced technologies with certified energy efficiency. It comprises of 8 shop units at ground and mezzanine levels and of five levels with 5 open plan autonomous office spaces which may be split into two units per level. The project's strategic location is also ideal for the successful operation of any shop such as in the clothing, telecommunications, cosmetics, travel, florist, and pharmacy business.

The offices are located on the 4th floor, and they offer amazing Sea & City views;

**Call +357 2531 2728 or email [limassol@cyprus-realestate.net](mailto:limassol@cyprus-realestate.net) for more information**

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Extra specifications:

- Available two office space: 4th floor
- 1st Office total covered area is 504.29sq.m.
- 2nd Office total covered area is 467.61sq.m
- 2 toilets each office plus disable w/c
- 7 parking spaces each office
- Easy access to the highway and close to all amenities
- VRV air-conditioning

Well valued property!! Call now for an appointment!!

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