

# Office 105 SQM For Rent

**€2,400 Negotiable**

Paphos City Centre, Paphos

## Key Facts

- 105 m<sup>2</sup> Covered Area
- Year Built: 2025
- Title Deed: Available

**ID: 28603**



## Indoor Features

- Air Conditioning
- Basement
- CCTV system
- Covered Parking
- Elevator
- Fitted Kitchen
- Guest Toilet
- Pressurised Water System
- Security System
- Water Heater
- EPC Energy Class: A

## Outdoor Features

- Uncovered Parking

## Description

This Exclusive ultramodern 5 floor Office Block is available for rent in the heart of the Paphos CBD - These offices place you near the majority of all of Paphos' government buildings, legal offices, financial services centers, and many more office amenities that are required to smoothly operate your company successfully.

Prices start from 2400 Euro depending on which floor and what size you choose.

The office building boasts a controlled access entrance with elevators servicing all 5 floors, ample basement and ground floor parking, air-conditioning throughout, a central server station, and many more.

This office block will be completed in April 2025 and is an ideal opportunity for the tenant to customize their space and work directly with the landlord to accommodate any design ideas or special requests.

The ground floor may be used for retail space or as a reception area for the rest of the offices. Each of the office floors has access to large spacious balconies that may be utilized according to the tenant's needs.

- 1st - floor price set at 23EURO per metre with 2 offices to choose from (105m<sup>2</sup> & 150m<sup>2</sup>)
- 2nd - floor price set at 23EURO per metre with 2 offices to choose from (105m<sup>2</sup> & 150m<sup>2</sup>)
- 3rd - floor price set at 25EURO per metre with 2 offices to choose from (100m<sup>2</sup>+63m<sup>2</sup> balcony & 130m<sup>2</sup>+25m<sup>2</sup> balcony)

- 4th - floor price set at 25EURO per metre with 2 offices to choose from (100m<sup>2</sup>+34m<sup>2</sup> balcony & 130m<sup>2</sup>+34m<sup>2</sup> balcony)
- 5th - floor price set at 25EURO per metre @ 180m<sup>2</sup>+45m<sup>2</sup> balcony

Features:

- Covered area: 1524m<sup>2</sup>
- Floors: 5
- Parking bays: 30 Approx.
- Storage rooms: Yes
- Server Room: Yes
- Controlled access: Yes
- Charger for EV
- Photovoltaics
- Energy efficiency: A+
- Electronically Controlled access
- Receptionist
- Gated parking









