

# Commercial Building 3,099 SQM For Rent

**€65,000**

Anexartisias Street, Limassol

## Key Facts

- 10 Baths
- 3,099 m<sup>2</sup> Covered Area
- 250 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 150m<sup>2</sup>
- Title Deed: Available
- Unfurnished

**ID: 37764**



# Indoor Features

- Air Conditioning
- Basement
- Conference room
- Covered Parking
- Electrical Appliances
- Elevator
- Fitted Kitchen
- Male and Female W/C
- Pressurised Water System
- Reception
- Security System
- Underground Parking
- Unfurnished
- Utility Room
- EPC Energy Class: Pending

## Description

🏢 Prime Office Building for Rent in the Heart of Limassol 🏢

Looking to expand your business in the city center? This exclusive commercial office building is the perfect solution for companies seeking a premium location with state-of-the-art facilities!

📍 Location: City Center, Limassol

📍 Parking: 26 Covered Spaces & Additional Storage

Building Details:

- Total Area: 3,099 sqm (5 Floors)
- Office Space: 1,967 sqm
- Ground Floor Area: 1,132 sqm
- Options to Rent: From 1 Floor (396 sqm) to the Entire Building
- Walking distance to all main amenities and options for additional rented parking nearby.

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Rental Options:

- 🏢 OPTION A: 1 Floor (396 sqm) – €14,000/month + common expenses
- 🏢 OPTION B: 2 Floors (792 sqm) – €28,000/month + common expenses
- 🏢 OPTION C: 3 Floors (1,188 sqm) – €42,000/month + common expenses
- 🏢 OPTION D: 4 Floors (1,584 sqm) – €56,000/month + common expenses
- 🏢 OPTION E: Full Building (1,967 sqm) – €65,000/month + common expenses

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## Building Specifications:

- Underground Parking:
  - o Level -2: 8 Covered Parking Spots & Storage
  - o Level -1: 7 Covered Parking Spots, Toilet Facilities & EAC Substation
- Ground Floor:
  - o Central Entrance, 2 Elevators, 11 Covered Parking Spots, Ramp Access
- 1st to 4th Floors:
  - o Reception, 9 Offices, Conference Room, Kitchen, File Rooms, WC
- 3rd Floor Extra: Dedicated Server Room
- 5th Floor: Reception, 2 Offices, Conference Room, Kitchen, File Rooms, WC

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## □ Why Choose This Building?

- Ideal for one company to establish or expand operations
- Prime city-center location ensures easy access for employees and clients
- High-quality facilities designed for modern business needs

## □□ For More Info or to Arrange a Viewing:

Contact us today and secure your next office space!

□□ Don't miss this opportunity - spaces like this are rare in Limassol!















