

macan building

Office Space in  
Kolonakiou

**FOR RENT**

Limassol, Potamos  
Germasogeia

**PRICE: €70,880/month**

**Reference 4388**

## Overview

Floors: 3

Year of construction:  
2024

Parking spaces: 30

Status: Under  
construction

Covered: 2016m<sup>2</sup>

Covered veranda: 10m<sup>2</sup>

## About the Property

Description and current condition:

At present the offices consist of a first floor of total 620sm including a small office on mezzanine and there is an exclusive entrance for the offices at the back side of main street.

Currently the first floor is rented until 4/24 however discussing a renewal for another year.

Today there is ongoing construction for additional 3 floors above the existing floor-office which is expected to finish in September 2024 (contractor is Ergodynamiki).

The square meters of the additional floors appear in "latest s.meters" - office 3 to 8. Please note that the last floor based on the issued permits is mechanical, however I intend to expand it once the certificate of final approval is issued (see the plans - roof garden).

A tenant has various options with the last floor, but my intention is to have an entertainment floor with sitting-eating - lounge area, indoor-outdoor bar area, external BBQ



## Distances

Amenities: 1 km

Sea: 4 km



