



Whole Floor Office  
in Agios  
Athanasios

**FOR SALE**

Limassol, Agios  
Athanasios

**PRICE: €6,500,000 +VAT**

**Reference 4511**

## Overview

Kitchens: 1

Year of Construction:  
2021

Orientation: South east

Parking spaces: 13

Status: Key ready

Structure: Concrete

Facade: Concrete

Covered: 683m<sup>2</sup>

## About the Property

Entire floor office, located on the 3rd floor.

Prime location offering easy access to and from the highway for convenience.

Spacious layout comprising 683 sq. meters plus common areas ideal for reception or waiting zones.

Newly constructed with 13 parking spaces available, including both covered and uncovered options, and boasting a designer interior with 15 enclosed offices, a separate reception area, and 6 separate enclosed toilets with shower facilities. Additionally, the office features 2 server rooms with independent AC supply, a large fitted kitchen with dining area, Mitsubishi Aircon VRV systems, noise insulation in walls, raised floors with Tarkett antistatic and noise insulating floor cover, LED lights by Philips, preinstalled network cabling, and the flexibility to be split into two independent offices with separate entrances, power supplies, and AC systems.



## Features

Raised floors

Fire detector

Easy access to main roads

Easy access to highway

Entrance gate, automated

Mountain view

24-hour security

Excellent condition

Glass partitions

Fiber optics

Double glazing

Near public transport

Panoramic view

Sea view

Internet

Kitchen

## Facilities

Aircondition, Central system

Parking, Covered

Elevator





