



**EXCLUSIVE  
PROPERTIES**

### **Exclusive Properties**

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## **Office in Neapolis** LIM06339

Neapoli, Limassol, Cyprus

State-of-art office space with amazing panoramic sea views located in a luxury project which combines towers with commercial and residential properties just opposite the beach in Neapolis area, within walking distance to all kinds of amenities.

There are 2 office units available on the floor: a side office with a covered area of 132.9 sq. m + 21.9 sq. m covered verandas and a front office with a covered area of 129.5 sq. m + 35.8 sq. m covered veranda.

Two offices can be connected into one office space upon request of the client.

It is available open-plan, with the common male/female WC on the floor, server room and space for a kitchen. The offices have a provision for a central VRV air condition system with fresh air ventilation, a raised floor, fast digital connectivity, 24-hour maintenance and access control, 24-hour security and concierge and 2 private underground parking per office unit. This exceptional commercial space boasts its own private lobby, four dedicated elevators, stylish interior and functional workspace with sea views from every desk. The project has many facilities like a swimming pool, SPA & fitness center, cafes/restaurants, etc.

VAT and common expenses are not included in the price.

Delivery: June 2024.

### **Office-Shop Details**

Distance to Sea: < 0.5km | Covered Area (sq.m): 129.5 - 132.9 | Covered Veranda (sq.m): 21.9 - 35.8 |

V.A.T: Not Included | Common Expenses: Not included | Energy Efficiency: Category A+

Intercom System | Garden | Gated Entrance | Under Ground Parking | Balcony | Central Air-conditioning |  
Server Room | First Line Sea View | Mountain View

## Price

**Rent price per month:**

11610€ - 11970€

## Attributes

### General

V.A.T: Not Included | Common Expenses: Not included |

Condition: New | Delivery Status: Under Construction |

Floors: 6 | Covered Area (sq.m): 129.5 - 132.9 |

Covered Veranda (sq.m): 21.9 - 35.8 |

Distance to Sea: < 0.5km | Year Build: 2023 |

Road Access: Yes | Energy Efficiency: Category A+ |

Price per Sq. meters: 90 euro/ sq. m

## Features

### Exterior

Intercom System | Garden | Gated Entrance | Under Ground Parking

### Interior

Balcony | Central Air-conditioning | Double Glazed Windows | Emergency Exit | Entrance Hall | Electric Gates | Elevator | Fire Alarm | Gym | Lobby | Monitored Gate Access | Security System | Separate Kitchen | Server Room | Study / Office | Unfurnished | 24 Hour Security

**Views**

City View | First Line Sea View | Mountain View | Road Access | South Site Directions | Panoramic view

# Images

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