

#8136

# New Luxury Modern Office With Roof Garden in Agia Fyla Area.

📍 Agia Fyla, Limassol

€5,300,000 +VAT





# Overview

## Specifications

Covered

 **468 m<sup>2</sup>**

Type	<b>Office</b>
Covered veranda	<b>74 m<sup>2</sup></b>
Roof garden	<b>392 m<sup>2</sup></b>

Status **Under construction**

Energy efficiency rating  **A**

## Description

Modern office space, offering a generous internal area of 468 m<sup>2</sup>. The property is located on the top floor (5th out of 5) with convenient access by elevator and is designed to deliver efficient, contemporary workspaces. This impressive office features an advanced central air conditioning system and boasts energy efficiency class A, ensuring comfort and cost savings for your business all year round.

The area offers excellent connectivity, being close to the highway, making it simple to reach the city center and other major business hubs. A full range of amenities—including shops, restaurants, banks, and other services—are all within a short distance, providing convenience for your team and clients.

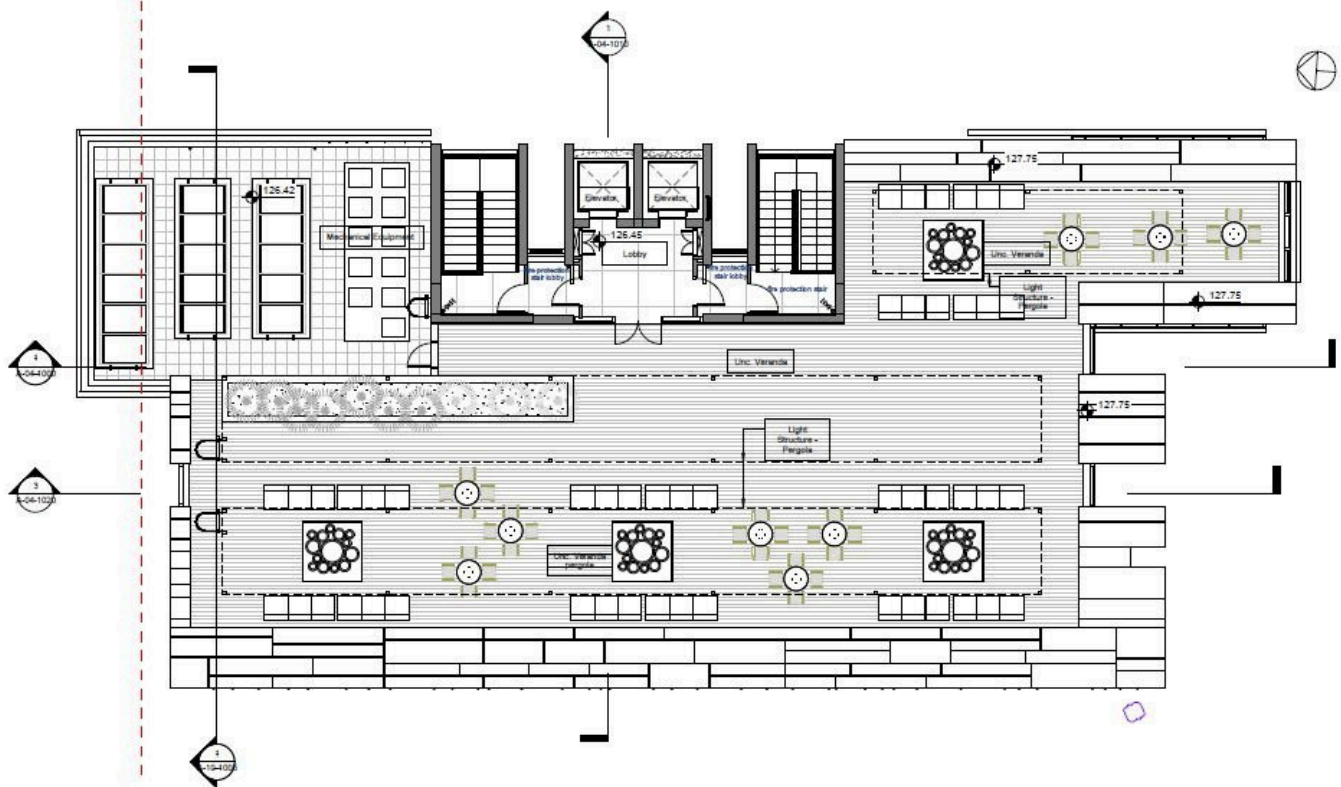
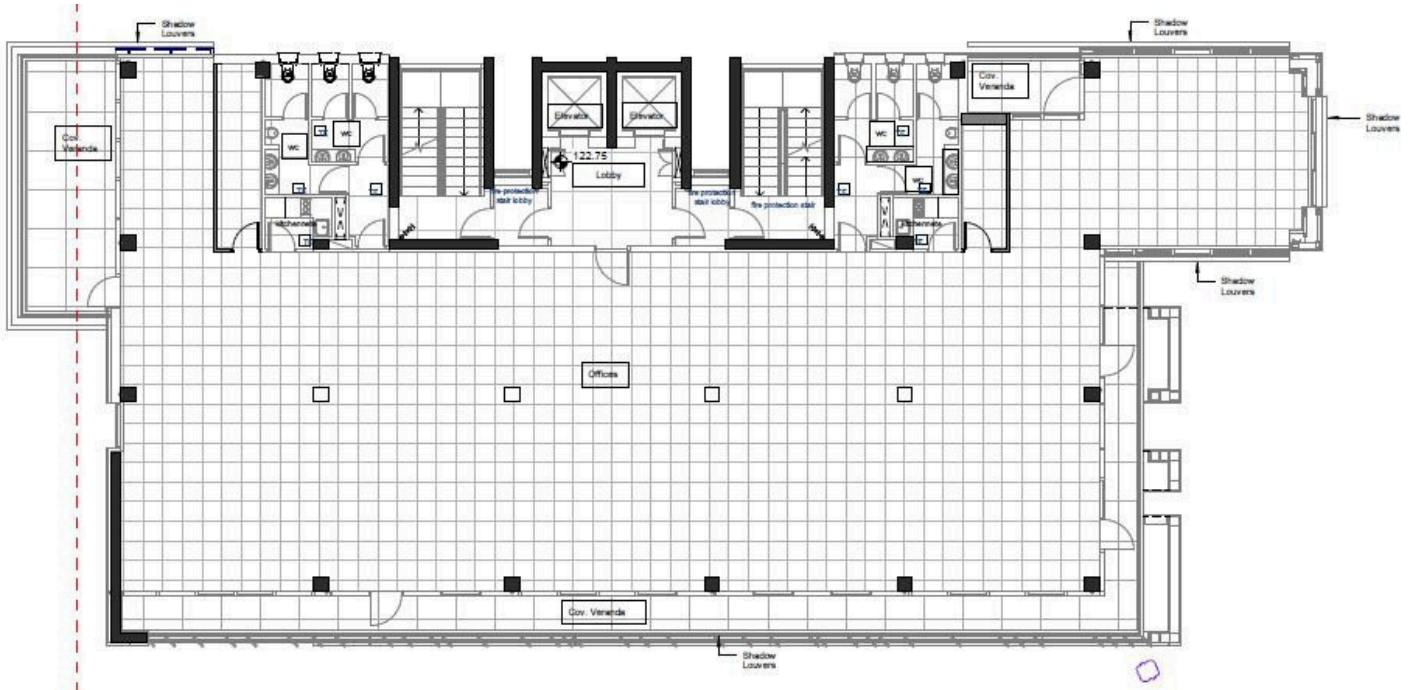
This office is an excellent opportunity for businesses looking to establish a prestigious presence in a sought-after area.

- The roof garden is exclusive for the owners of the fifth floor

\*Location on map is indicative.



# Floor plans



# Additional information

## Facilities

Aircondition, Central system

Elevator

Heating, Central

Solar photovoltaic panels

## Features

CCTV

Ceramic tiles

Easy access to highway

Easy access to main roads

Kitchenette

Lobby

Near amenities

Raised floors

Roof garden

## Contact us



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