

# Majesty Real Estate

## **385 SQM - WHOLE New Office Building with Roof Garden - Limassol Marina - 30m from Seafront**

Alexandr Godovnikov · Friday, March 12th, 2021

WHOLE New Office Building with Roof Garden opposite the Old Port / Limassol Marina Area at a perfect location. You will have the whole building for your use only. For this price, you get 3 floors of a total of 385 sqm, including an amazing Roof Garden with Sea Views and old city views. The 3rd floor could serve as the CEO office and Conference Room, with the Roof Garden to serve all your employees. A spacious, bright, BRAND NEW, and very comfortable modern office building, located opposite the Old Port, in the Limassol Marina area, 30 meters from the seafront green park.

### UNIQUE LOCATION:

Ideally located at the Limassol Marina / Old city center area, opposite the Old Port buildings, 30 meters from the seafront green park and 2 minutes' walk from Limassol Marina, with all governmental and administrative services, banks, shops, and restaurants around.

Additional office space is available in the same building with the following options:

- Ground Floor: 3 offices with independent entrances of 45sqm each.

The office has the following features:

- You will be the only one using the WHOLE BUILDING.
- Can be your registered office address
- Brand new modern office space in brand new building
- Sea views
- Private office entrance through lift (elevator)
- Each floor communicates directly with the 1st floor and 2nd-floor offices via elevator (lift) without having to go outside the main entrance of the offices.
- Reception area
- Very large open space that can be divided according to your office needs with glass walls
- Office divisions can be made as required
- 2 Server Rooms / Storage Rooms
- 6 Toilets (men / women)

- 4 Kitchen areas with balcony sea view
- Fully air-conditioned (hot and cold)
- Double Glazed windows
- Raised floors
- Structured CAT6 Cabling in all areas
- Fiber optics Internet connection provision
- Provisions for CCTV cameras inside the office if required
- Provisions for TV presentations
- Laminate parquet floor
- LED Lights
- High-quality finishes
- The building is protected outside with CCTV security cameras
- 24-hour access

Please note that the parking spaces can be provided depending on the needs and the sqm rented.

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