

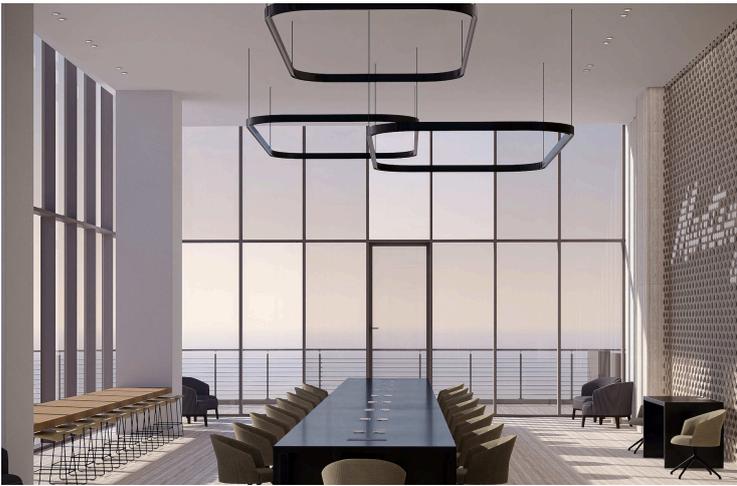


#17404

? Exclusive Office Spaces for Rent – Agios Athanasios, Limassol By Lextrus Real Estate 17404

📍 Agios Athanasios, Limassol





Overview

Specifications

Description

? Exclusive Office Spaces for Rent – Agios Athanasios, Limassol By Lextrus Real Estate 17404

Lextrus Real Estate proudly presents a landmark commercial opportunity in the prestigious area of Agios Athanasios, Limassol — a state-of-the-art office building designed to elevate corporate presence and operational efficiency.

This modern development offers flexible office configurations, including full-floor and half-floor spaces, with internal areas ranging from 885 m² to 1,771 m². Each level is thoughtfully designed to accommodate high-performing teams, ensuring both functionality and a refined business environment.

The building delivers a premium working experience, featuring contemporary architectural design, advanced climate control systems, and high-quality finishes throughout. Tenants benefit from a professional reception area, spacious conference facilities, fully equipped kitchen areas, and dedicated storage spaces.

Setting this property apart is its collection of exclusive business and lifestyle amenities, including a fully equipped gym, podcast and media room, and a large auditorium, ideal for corporate presentations, seminars, and internal events.

Accessibility and convenience are key, with high-speed elevators servicing all floors and an exceptional provision of over 300 covered parking spaces, ensuring seamless daily operations for staff and visitors alike.

Strategically located just minutes from the highway and approximately 2.3 km from the coastline, the building offers immediate access to Limassol's key business districts, dining venues, and essential services — making it an outstanding choice for companies seeking a prestigious and well-connected headquarters.

? Key Highlights

Prime location in Agios Athanasios, Limassol

Flexible layouts: Full & Half Floor Offices

Internal areas from 885 m² to 1,771 m²

Energy Efficiency Class A

Premium reception & conference facilities

Gym, podcast room & auditorium

Fully equipped kitchens & storage areas

High-speed elevators

300+ covered parking spaces

Excellent access to highway & city infrastructure

? Rental Range

From €48,703 up to €106,260 per month

(Prices exclude VAT)



Additional information

Facilities

Aircondition, Central system

Gated complex

Indoor pool, Communal

Clubhouse

Gym

Parking, Uncovered

Elevator

Heating, Central

Pool, Communal

Features

24-hour security

Central satellite system

Double glazing

Entrance gate

Internet

Marble stairs

Open plan

Alarm system

Ceramic tiles

Easy access to highway

Entrance gate, automated

Luxury specifications

Near amenities

CCTV

Door screen

Easy access to main roads

Entrance hall

Marble flooring

Office

Contact us



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