



Office General <office@chris-michael.com.cy>

Fwd: FW: 3rd and 4th FLOOR OFFICE SPACE WITH ROOF GARDEN

1 message

Allison Efstathiou <allison@chris-michael.com.cy>

Thu, Apr 18, 2024 at 5:00 PM

To: Office General <office@chris-michael.com.cy>

To list please

Allison Efstathiou**Sales Representative**

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(Opposite Four Seasons Hotel)

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PROPERTY GROUP

----- Forwarded message -----

From: **Roussos Angelides LLC | Marios Angelides** <angelides@ra-valuers.com>

Date: Thu, Apr 18, 2024 at 4:40 PM

Subject: FW: 3rd and 4th FLOOR OFFICE SPACE WITH ROOF GARDEN

To: allison@chris-michael.com.cy <allison@chris-michael.com.cy>

Dear Allison,

Further to your telephone call with my partner Ioulios please find below the information for the offices we have for rent.

The office spaces we have for rent comprise of a total of 970m² office space on two identical floors 3rd and 4th of the building with a roof garden of an area of 104m² shown with letter Γ on the attached plans (with nice view).

The offices will be of Grade A standards and category A energy standards, open plan with raised floor, data and telephone provisions throughout, with high tec suspended ceilings and suspended led lighting, fully airconditioned with LG cassette type VRV systems.

Electronically controlled entrance doors with Italian kitchens on each floor.

The roof garden will be fenced, partly covered with BBQ area, cabinets and bar countertop space.

The offices will enjoy 13 uncovered gated double size parking spaces (parking spaces 14-20 and 35-40 depicted in red on the attached PARKING plan) which could accommodate 26 cars.

Rent for 3rd floor €16.000/month + VAT with 2 monthly security deposits (including 6 double parking spaces which can accommodate 12 cars).

Rent for 4th floor €19.000/month + VAT with 2 monthly security deposits (including 7 double parking spaces which can accommodate 14 cars and roof garden of 104m²).

Expected delivery end of June 2024.

The building will be plastered white with Baumit MosaikTop (see attached picture), so it will be different than the 3-D image attached.

Best regards

Marios Angelides, MRICS
Managing Director



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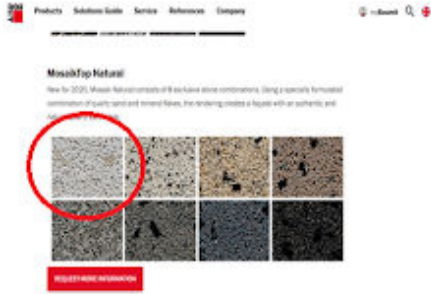
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5 attachments



001.jpg
1038K



BauMit - MosaikTop.png
116K

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5784K

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1183K

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2K