

: pulse

 Vasileos Konstantinou 119,
Limassol 3080

Class A

For Lease

gross
building
area

921 m²

gross
leasable
area:

734 m²

common
area:

109.45 m²

01 parking: 6

02 offices proposed: entire building



: pulse

delivery date
dec 2025

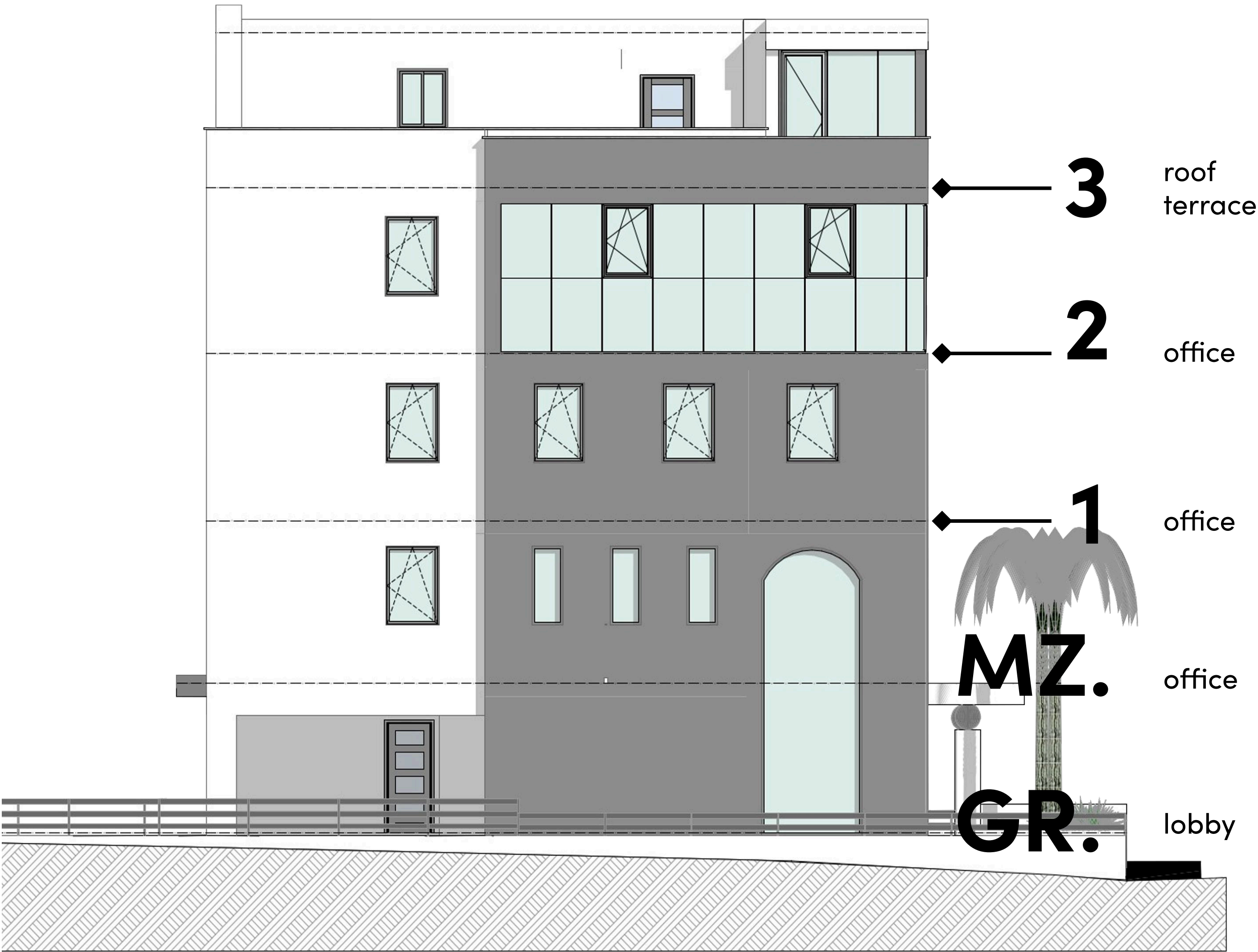
delivery condition
basic fit-out

base rent, before VAT
entire building €33,035 per month

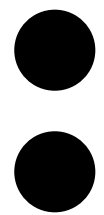
base rent, before VAT
per 1 sq m of rentable area €45 per month

operational expenses & parking charge
per 1 sq m of rentable area included

-
- 01 city & sea view
 - 02 closeness to roundabout, Spyrou Kyprianou Avenue
 - 03 roof terrace



staking plan



floor	property type or use	GLA	net usable area	covered veranda	uncovered veranda	storage	communal area	base rent
ground	lobby / office	140,1	119,5				20,6	
mezzanine	office	96,87	82				14,87	
1st floor	office	213,27	181,4				31,87	
2nd floor	office	213,65	181,4				32,25	
roof top	office	70,21	60,1		117,9		10,11	
		734,1	624,4				109,7	33.035 euro

price per sqm: 45 euro

Floor plans

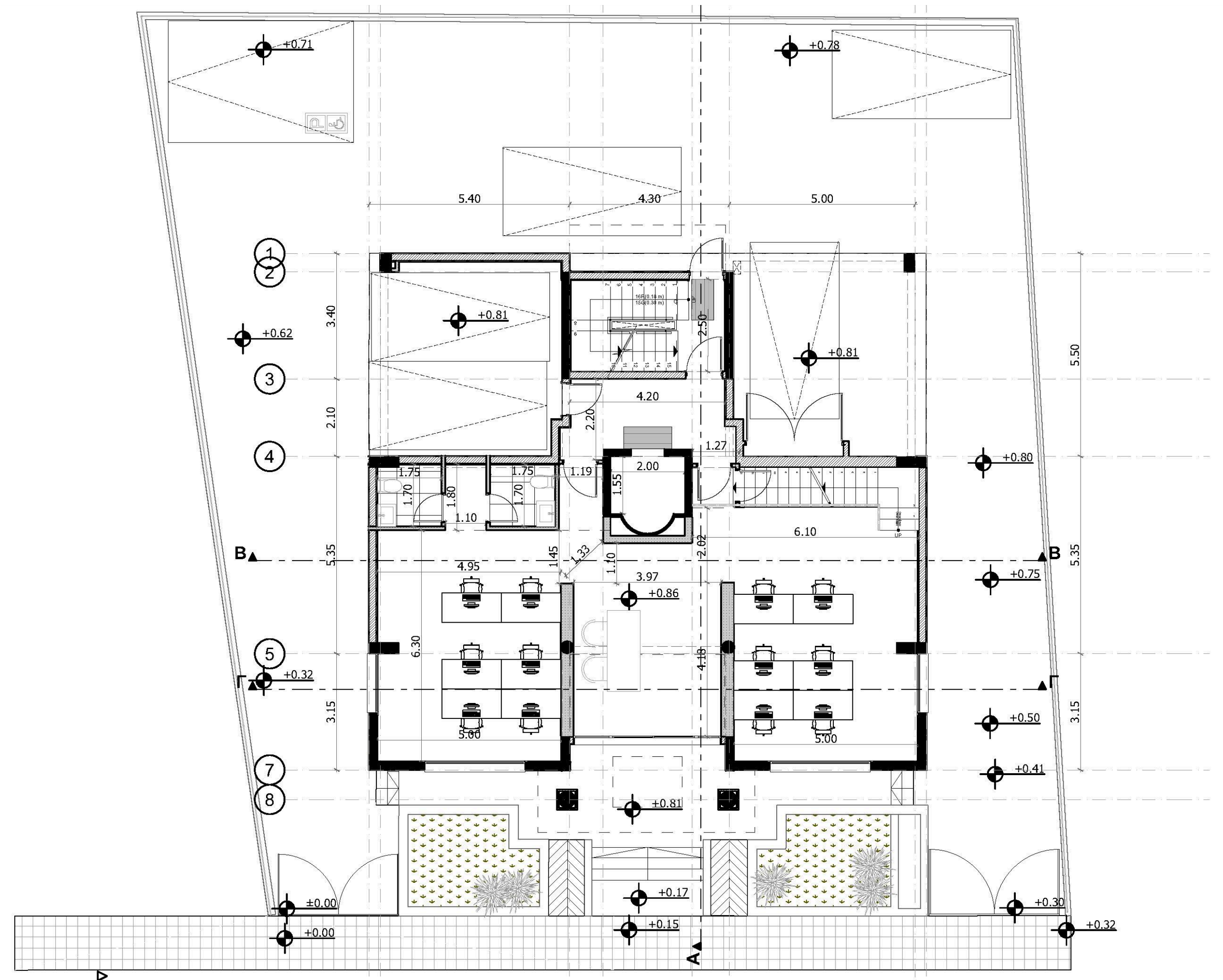
ground

mezzanine

1st level

2nd level

roof terrace



Floor plans

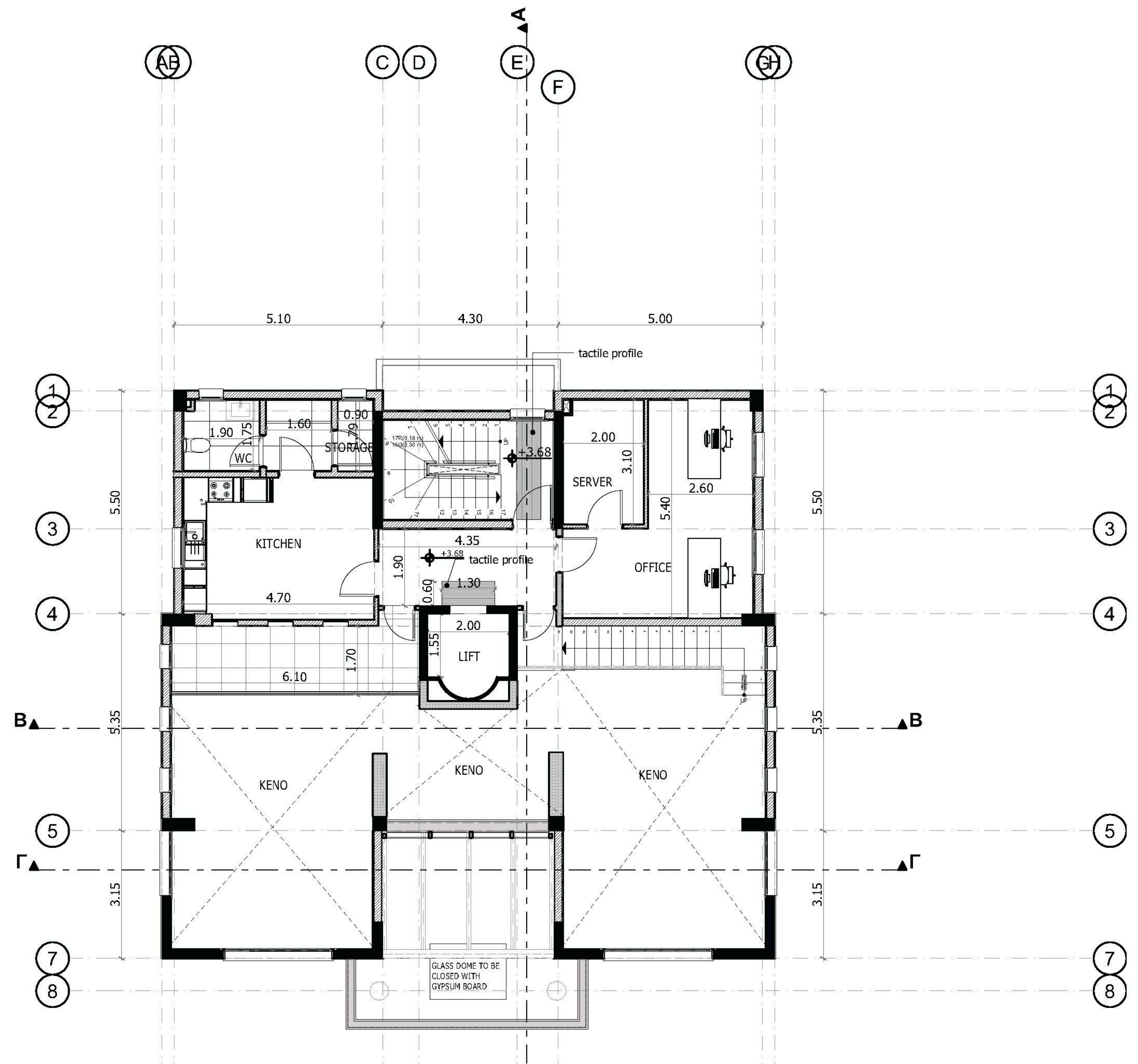
ground

mezzanine

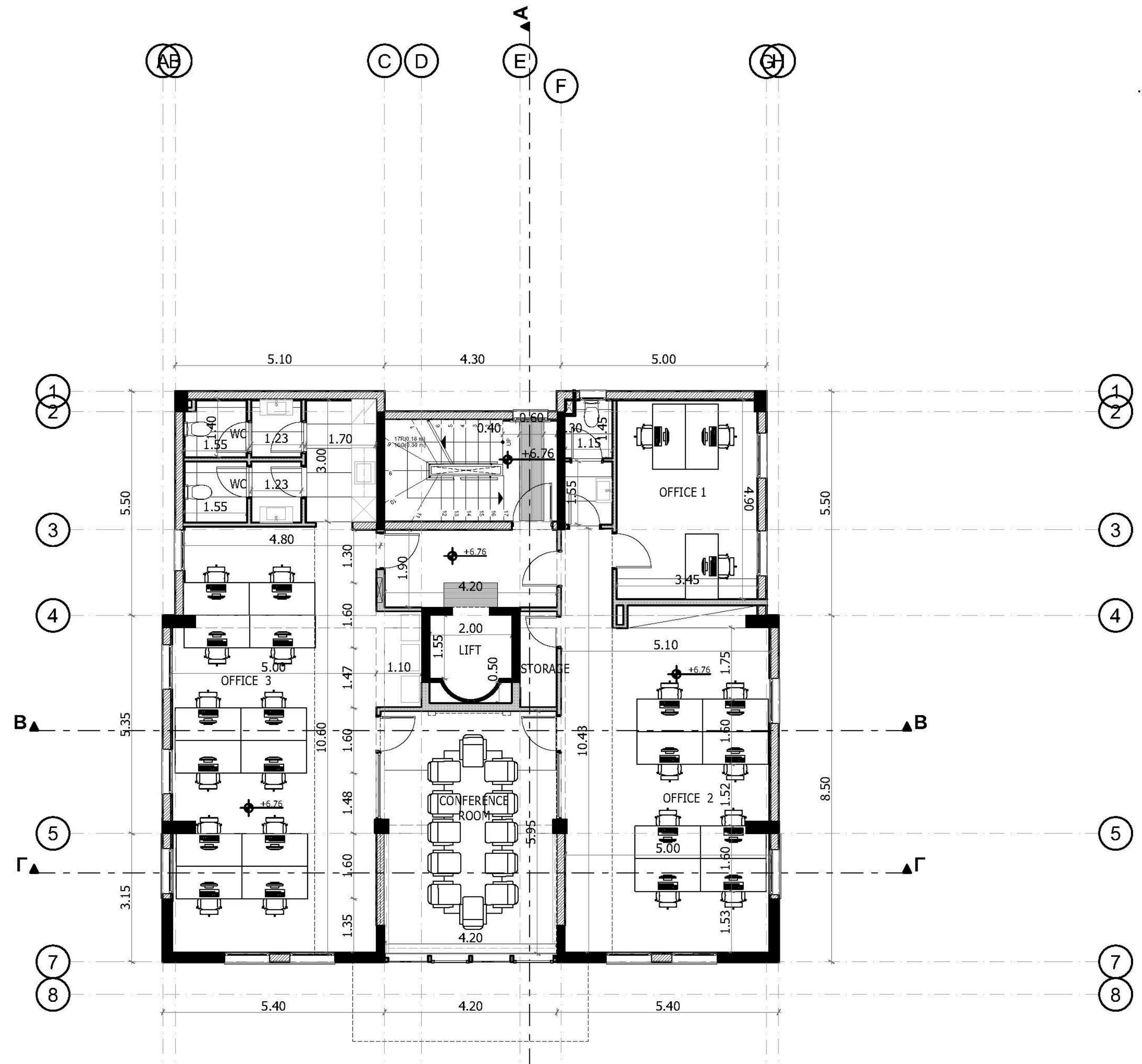
1st level

2nd level

roof terrace



roof terrace



Floor plans

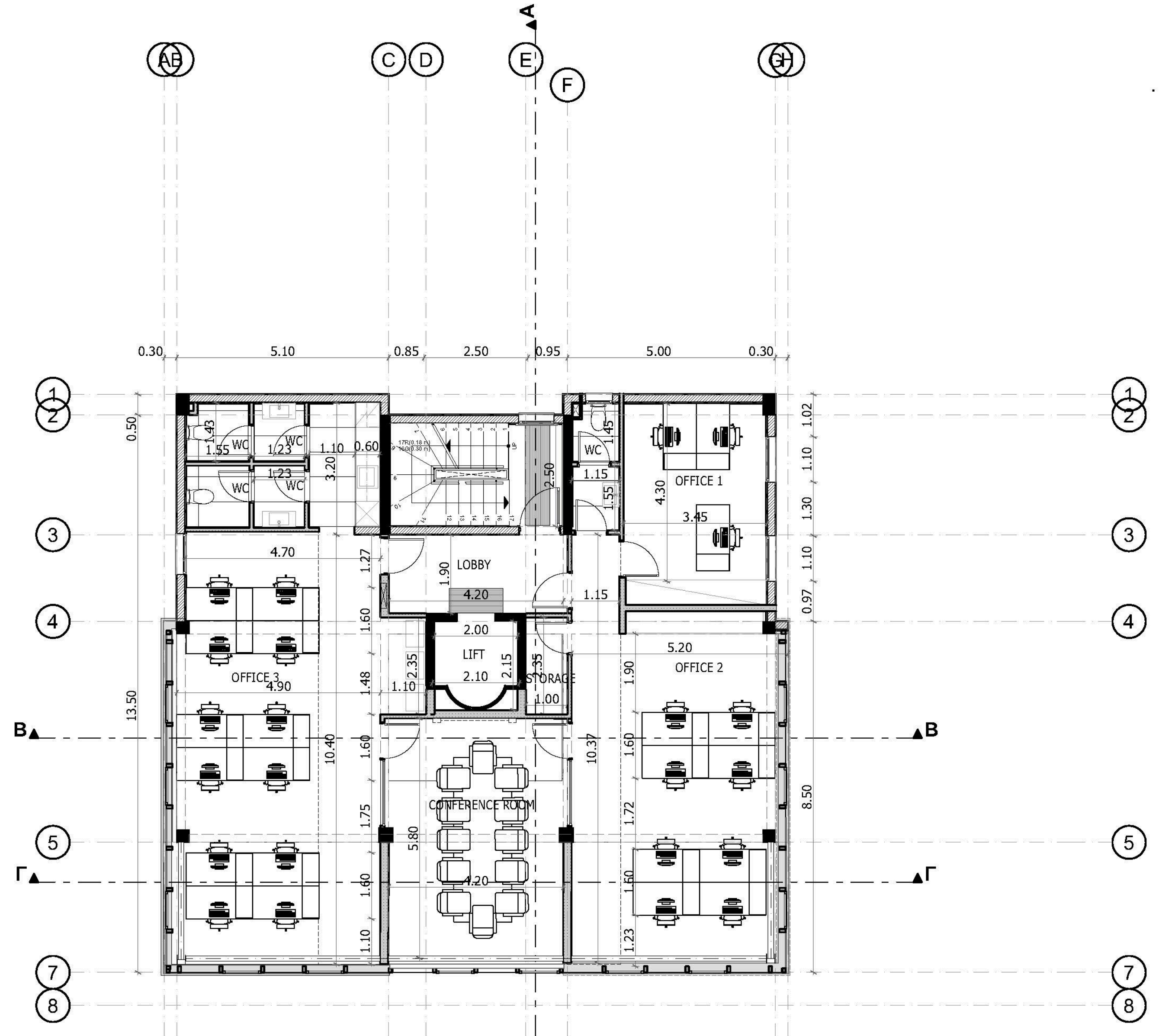
ground

mezzanine

1st level

2nd level

roof terrace



Floor plans

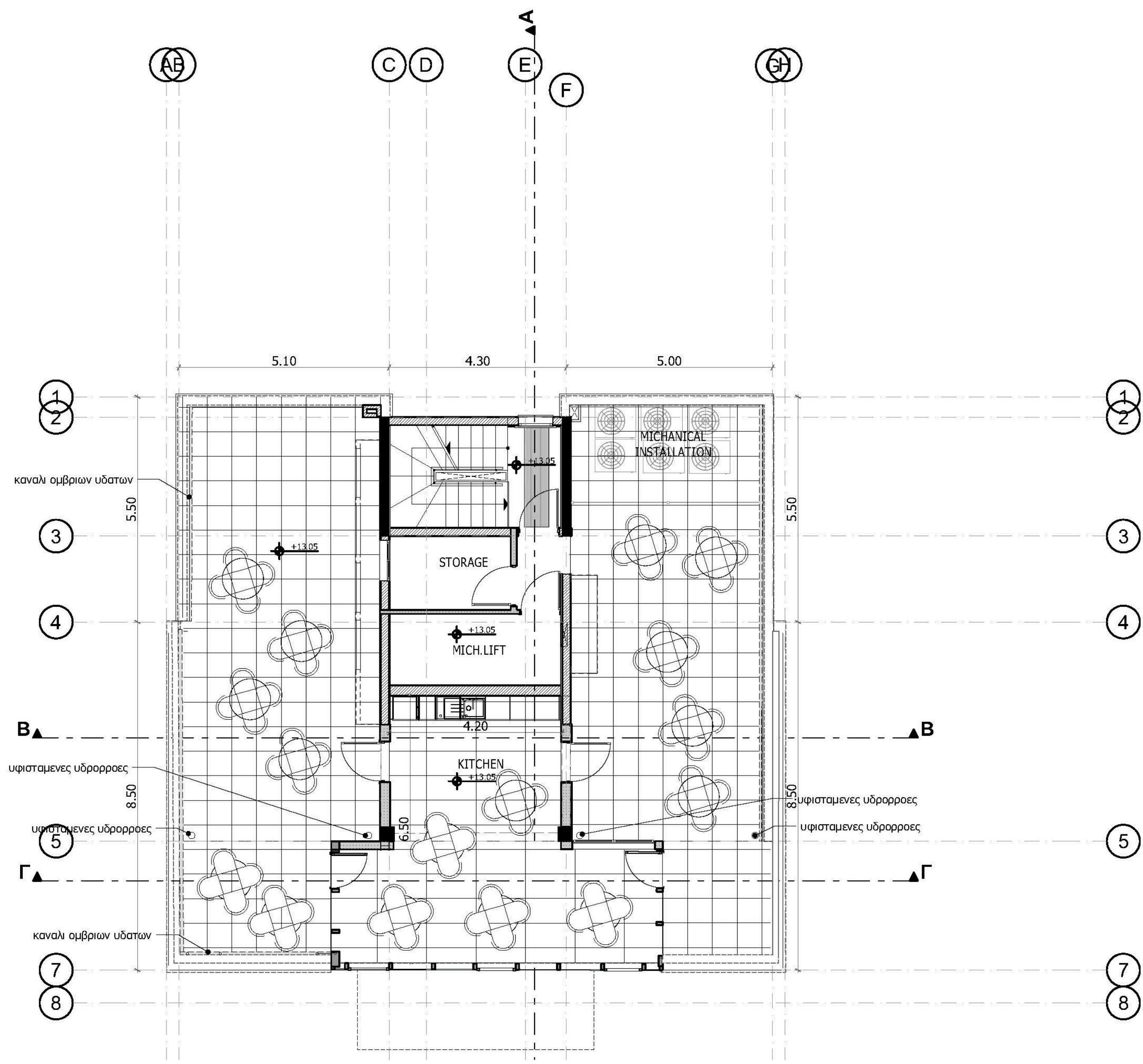
ground

mezzanine

1st level

2nd level

roof terrace



tenant' experience



technologies

24/7 security and video surveillance

critical systems protected by
uninterruptible power supply (UPS)

high-speed fiber-optic
infrastructure

dual independent providers for
telecommunication services



engineering solutions

floor-by-floor VRV system or HVAC solutions

balanced supply and extract ventilation system

solar power system is available upon request

fire safety systems



delivery condition

basic fit-out for net usable area

fitted-out for covered verandas and roof
terraces

fitted-out & furnished for common areas incl.
all sanitary facilities, parking and storages

provisions for raised floors

basic or custom fit-out packages
are available



photo









