

|                              |                                  |                             |                    |
|------------------------------|----------------------------------|-----------------------------|--------------------|
| <b>Property Code:</b>        | 6479                             | <b>Type:</b>                | Sale - Building    |
| <b>Location:</b>             | Limassol - POTAMOS<br>GERMASOGIA | <b>Internal Area:</b>       | 951 m <sup>2</sup> |
| <b>Year of construction:</b> | 2026                             | <b>Distance to the sea:</b> | 400 m              |
| <b>Status:</b>               | Under Construction               | <b>VAT:</b>                 | + VAT              |

**Property features:**

|                            |                            |                |         |
|----------------------------|----------------------------|----------------|---------|
| Gym                        | Roof Garden                | Telephone Line | Alarm   |
| VRV central ceiling system | Solar panels for hot water | Double Glazing | Parking |
| Balcony                    |                            |                |         |

**Description:**

The business center is a building being designed on the concept of a mixture of prime offices. Conference areas, informal areas, and individual lea-sable workspaces offer the utmost way of working and relaxing in a modern way. Placed in the heart of the seafront of Limassol in an urban area, it is easily accessible and fully designed in an architecture that smartly takes advantage of the space and territory. Stunning architecture, exceptional office interior design, ready to offer the most to new age working places.

**FEATURES**

- Close proximity to the beach
- Quiet location
- Gym and coffee area at the roof garden
- VRV system
- Fire alarm system
- CCTV cameras
- Storage rooms
- 16 Parking spaces
- Secured gated complex
- Italian high end material

**DETAILS****Ground Floor**

- Parking area & lobby

**Mezzanine Floor**

- Mechanical floor

**2nd & 3rd & 4th Floor**

- Open space offices with kitchenette and WC

**Roof Area**

- Rest area & gym

