

MODERN GLASS STRUCTURE CLASS A OFFICES UNDER CONSTRUCTION TO BE COMPLETED Q3 2019

ON REQUEST

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|--------------------------|-----------------------------|-----------------------|-------------------------|
| Property Code: | 1882 | Type: | Long-term rent - Office |
| Location: | Limassol - MESA GEITONIA | Internal Area: | 350 m ² |
| Number of floors: | 5 | Status: | Under Construction |
| VAT: | SUBJECT TO VAT | | |

Description:

Project Description

- Centrally located on Spyrou Kyprianou (Makedonias) Avenue with easy access to the city as well as the main high way to Larnaca and Nicosia.
- Designed by Leventis & Leventis Architects
- Modern glass structure Class A building with underground parking floor, shop, mezzanine, 4 office floors and roof garden with meeting room featuring panoramic views of Limassol
- 1712m2 covered areas with 30 covered parking spaces on the ground and basement floors all with provisions for electric chargers.
- The office space has raised floors, suspended ceilings with smart controlled LED lighting and ceiling hidden air condition units connected to DAIKIN VRV systems for each floor.
- Each floor has 4 toilets and 2 kitchens and covered verandas for smokers
- High ceiling lobby/reception with two, 8-person Schindler elevators
- Access control cards for parking and all floor and office entrances
- Video phone and security camera systems on all floors

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PARKING ON THE BASEMENT - 6 free underground or ground floor covered parking lots per floor or 3 for half floor

Offices covered area includes with internal stairs together with all the office requirements including raised floor etc.

PRICES FROM 2000 EURO - 8400 EURO

PRICE €20/sqm FOR GROUND FLOOR - COVERED AREA aprox. 100 sqm

€20/sqm MEZZANINE FLOOR - COVERED AREA aprox. 50 sqm

€22/sqm 1ST FLOOR- COVERED AREA aprox 350 sqm

€24/sqm 2ND FLOOR- COVERED AREA aprox.350 sqm

€24/sqm 3RD FLOOR- COVERED AREA aprox. 350sqm

€25/sqm 4TH FLOOR- COVERED AREA aprox. 315 sqm

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€25/sqm 5TH FLOOR ROOF GARDEN aprox. 100 sqm office you can turn into a big meeting room or two good sized meeting rooms with toilettes and kitchen.

Please note that the prices above do not include the VAT which is now a requirement by law



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