

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

ON REQUEST

<b>Property Code:</b>	1882	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - MESA GEITONIA	<b>Internal Area:</b>	350 m <sup>2</sup>
<b>Number of floors:</b>	5	<b>Status:</b>	Under Construction
<b>VAT:</b>	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
- 1712m<sup>2</sup> 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

## To be completed Q3 2019

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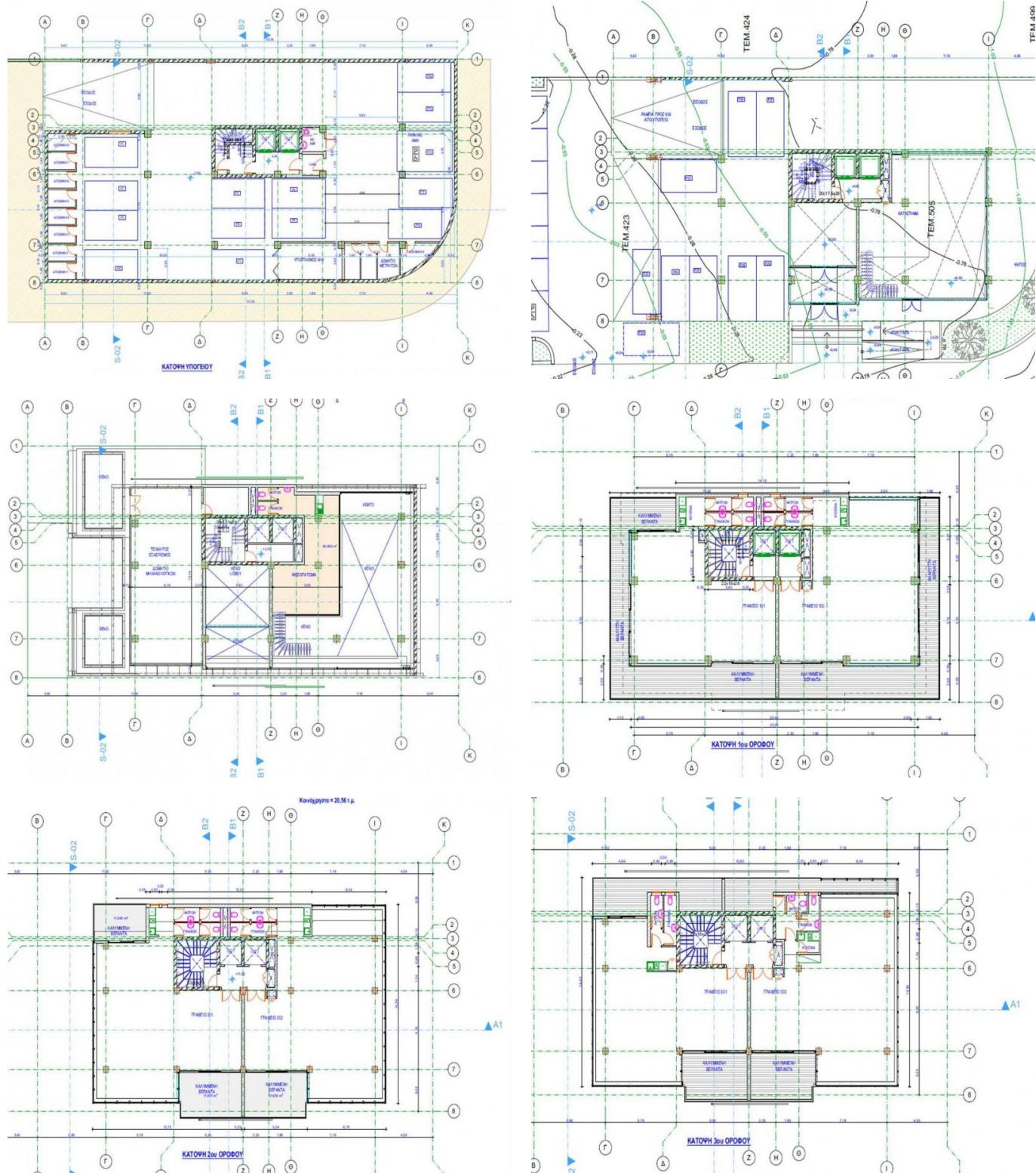
€25/sqm 5TH FLOOR ROOF GARDEN aprox. 100 sqm office you can turn into a big meeting room or two good sized meeting rooms with toilettes and kitchen.

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



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