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<b>Property Code:</b>	2304	<b>Type:</b>	Sale - Office
<b>Location:</b>	Limassol - LINOPETRA	<b>Status:</b>	New
<b>VAT:</b>	plus VAT		

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**Property features:**

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Air Condition	Parking - Covered	Parking - Uncovered	Telephone Line
VRV central ceiling system	Double Glazing	Parking	

**Description:**

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Amazing development with impressive location exactly in one of the most busiest roads in a well-known business area of Limassol. Convenient access and proximity to main highways. Stunning and unusual design using only modern and high-quality materials and finishes.

The building offers spacious modern offices with 7 levels, 2 level underground parking (74 parking spaces), technical floor and roof garden. High quality entrance group, luxury lobby with shops (mezzanine) and other facilities provides business environment remarkable experience for people working there as well as the guest.

the first city line, one of the busiest thoroughfares of the city, in a prestigious area of the business part of Limassol, near there are many office buildings with offices of various IT companies, banks, luxury car dealerships (Mercedes, Porsche).

A class Business Center

Area: Limassol, Spyrou Kyprianou Ave

Type: commercial real estate (offices and shops)

Total area: more than 10 000 m2

Parking area: 3187 m2

7 floors

construction class A

2-level underground Parking

4 stores with mezzanines

4 full office floors + technical floor

Operated roof-Roof Garden

Gym, SPA

Restaurant and coffee shop for employees

ESTIMATED DELIVERY DATE 2022

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Floor/unit number	Covered inside area, m2	Total Area, m2	Covered Parking Place	Price
BASEMENT -2	1538	1686		
BASEMENT -1	1551	1705		

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SHOP 1 + MEZZANINE	265,0	393,0	7	2 437 000
SHOP 2 + MEZZANINE	233,0	349,0	6	2 164 000
SHOP 3 + MEZZANINE	212,0	318,0	5	1 972 000
SHOP 4 + MEZZANINE	189,0	300,0	5	1 860 000
GROUND FLOOR ( OFFICE AREA )		127,0		
MEZZANINE FLOOR ( OFFICE AREA )		88,0		
MECHANICAL FLOOR*	713,0	1120,0		3 472 000
1 OFFICE FLOOR	760,0	1120,0		
101	204,0	369,0	4	1 597 000
102	339,0	370,0	6	2 102 000
103	217,0	381,0	4	1 623 000
2 OFFICE FLOOR	768,0	1121,0		-
201	204,0	361,0	4	1 735 000
202	347,0	378,0	6	2 367 000
203	217,0	382,0	4	1 788 000
3 OFFICE FLOOR	765,0	1131,0		-
301	201,0	359,0	4	1 873 000
302	354,0	385,0	6	2 634 000
303	210,0	387,0	4	1 934 000
4 OFFICE FLOOR	762,0	1137,0		
401	204,0	682,8	4	2 969 000
402	358,0	742,5	6	3 870 000
403	200,0	721,7	4	3 006 000
ROOF GARDEN**		1124,0	5 RESERVE PARKINGS	

