

# PRESTIGIOUS WHOLE FLOOR OFFICE WITH A SEA VIEW IN THE CITY CENTRE

€ 2 200 000

<b>Property Code:</b>	2410	<b>Type:</b>	Sale - Office
<b>Location:</b>	Limassol - CITY CENTER	<b>Internal Area:</b>	216 m <sup>2</sup>
<b>Floor:</b>	6	<b>Number of floors:</b>	9
<b>Status:</b>	Off Plan	<b>VAT:</b>	Plus VAT

## Property features:

Air Condition	Telephone Line	VRV central ceiling system	Store Room
Solar panels for hot water	Double Glazing		

## Description:

### **The Project**

Centrally located where Limassol's traditional cultural and modern business hearts meet, The Project, presents a unique blend of downtown working and living. And whilst at the hub of a vibrant city, The Project maintains a sense of privacy that is hard to find in much of today's Limassol.

This imposing multi-level building was designed by Architect Michael P. Pallikarides from Nicos & Mavronicolas Architectural Firm, has been thoughtfully orientated so that office and retail space is maximised and apartments capture views across the evergreen treetops of neighbouring parkland, and of the sea.

### **Limassol - a location with more to love**

Traditional Limassol has much to offer, and there is no better place to enjoy the full benefits than at the Project. The area has an altogether more relaxed feel. A strong sense of a safe community at peace with itself - where families can stroll in the evenings, enjoy tennis or skateboarding at the nearby recreation centre, or laze away the days at the beach. Here too are welcoming cafes and restaurants beloved by one and all.

### **Getting around - business or pleasure close by**

A convenient location is one of the most compelling attributes of the Project. The building is situated for ease of access by visitors and occupants alike. In terms of commerce, it's a quick 10-minute drive to the main business hub, Limassol Marina, or the highway network. For residents, Limassol's central park and zoo with its lush greenery and the amazing seafront Molos are in close proximity - forming the perfect backdrop to the Project living. Here is the Limassol of bygone days, where streets are tree-lined, where at nightlife is at a slower pace.

### **Architecture - skilful design**

The Project is a lesson in skilful creativity on an intimate scale. The architecture demonstrates a sense that embraces ever-changing images created by natural light on a facade that combines vision, cutting-edge design and construction techniques to complement the surrounding old-town feel and traditional streets.

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A mixed-use concept illustrates precisely the dynamic way that retail, office and residential spaces can come together in a sustainable way. At the same time, the building's modern profile blends into an established neighbourhood - showing that intelligent, creative design can elevate the urban lifestyle to new levels.

With demand for premium corporate accommodation in Limassol continuing unabated, The Project's prestige office spaces are designed to meet the needs of high-profile firms seeking an elite address. And the retail shop in the lobby and mezzanine is sure to become one of Limassol's destination stores.

Levels above the office floors comprise a limited number of elegant apartments arranged to give views of the park's treetop canopy to the east and over the old town to the west. Some of Limassol's more notable landmarks are beyond.

## **Facilities - The Project's nearby amenities**

The Project amenities have been thoughtfully devised to ensure the utmost convenience and enjoyment by tenants, residents and visitors. A welcoming experience begins in the sophisticated lobby with its reception station and visitor lounge. Here too is the retail shop that extends up to the mezzanine with its fully-glazed frontage - presenting a unique retail opportunity that calls out to be exploited.

Nearby is an exceptional range of lifestyle facilities that those wanting to work out or be pampered will gravitate to... these include fitness centres, health spas, nail bars, and full-service hair and beauty salons.

As in most urban situations, parking is often overlooked... not at The Project. In tune with the needs and expectations of residents and visitors, on the levels below the lobby, there is extensive parking that features security controlled access. On the lower basement level, there are also secure lock-up spaces for exclusive use by residents.

## **Nearby facilities**

Private Schools  
Universities  
Banks  
Doctors & Clinics  
General Services  
Municipality Services  
Galleries  
Beach

## **Commercial - commercial spaces**

The Ground Floor shop and levels 1, 2 and 3 offer fully customisable premium office spaces. Each level is available to owners as either full-floor or half-floor and can be individually configured to meet client needs. All levels have their own washroom facilities and private lift access, and the entire area is air-conditioned and glazed with Low E Glass for maximum energy efficiency and comfort.

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