MODERN OFFICE IN CONTEMPORARY BUILDING ACROSS THE SEA

On request

Property Code:	2601	**Type:**	Sale - Office
Location:	Limassol - CROWN PLAZA	**Internal Area:**	660 m²
Number of floors:	8	**VAT:**	NO VAT

Property features:

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

Description:

GOOD RETURN ON INVESTMENT

CURRENT OCCUPANCY

The current occupancy of the offices is 100%, with prestigious tenants, such as multinational and international companies with long term contracts.

Selling options:
All floors
Full floor (660 sq m) 4 Parkings
Half office (330 sq m) 8 Parkings
Price:
Per office (330 sq m) : 2, 700, 000 EUR + VAT.
Per floor (660 sq m) : 5, 400, 000 + VAT.

The offices is located in the most privileged seafront location of the

Mediterranean City of Limassol, a short distance from the city center.

This contemporary building is designed with state of the art technology, anticipating the sophisticated communication needs of the modern business and with the latest safety specifications in mind

The business center provides an undoubtedly excellent all around solution to an international organization wishing to set up its headquarters in the thriving city of Limassol, Cyprus.

TECHNICAL SPECIFICATIONS AND STANDARS ELECTRICAL INSTALLATIONS:

• 8 storey building, contemporary design

• 3 ground floor showrooms with mezzanine

• 6 floor offices

FOUNDATION & CONCRETE STRUCTURE

• Reinforced concrete based on anti-seismic design.

FLOORING

• All electrical installations are carried out in compliance with the E.A.C

• Central satellite dish (provision)

• Underflow power trucks (raised floor)

• Videophone system

• Structure cabling system

• CCTV common areas

• Toilets: Ceramic tiles class A • Access control system

• Entrance and Stairs: Natural Marble

• Office area/Kitchen: Raised floor ceramic A class finish

• Verandas: Natural granite

• Lighting automation system E.I.B KNX

• Security system (burglar alarm)

COOLING AND HEATING:

• Full installation of central heating and cooling system (inverted VRV).

• Separate Unit for each floor.

• Fire alarm system.

• Fresh air and exhaust ventilation system with heat recovery.

ENTRANCE:

PLUMING

• German style pipe in pipe with manifold system

CEILING

• Offices -Metal perforated false ceiling with acoustic fleese inlay

ENERGY EFFICIENCY OF THE BUILDING:

• Certificate Class B. • Multi-point secure and fire resistant door

• Aluminium shadings east and west of the building for both energy • Internal doors efficiency and the aesthetics of the building

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