

MODERN OFFICES FOR SALE IN POTAMOS GERMASOGIA AREA OF LIMASSOL

800 000 € — 2 700 000 €

Property Code:	2899
Location:	Limassol - POTAMOS GERMASOGIA
Number of floors:	3
VAT:	PLUS VAT

Type:	Sale - Office
Renovation:	Modern
Status:	New

Property features:

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

Description:

a new project consisting of shops and offices situated at buisiest street in Limassol with uncovered and underground parking places and store rooms.

TECHNICAL SPECIFICATIONS AND STANDARS

- 3 storey building, contemporary design
- 2 ground floor shops with mezzanine
- 2 floors offices (2 offices each floor)
- Underground parking places

FOUNDATIONS & CONCRETE STRUCTURE

Reinforced concrete based on an anti-seismic design.

WALLS

INTERNAL WALLS: Thermal bricks of 10 cm thickness

EXTERNAL WALLS: Thermal bricks of 30 cm thickness

WALL FINISHES: All surfaces will cover with spatula and 3 coats at emulsion paint.

The reinforced concrete frame of the building is covered with 5cm of insulated polystyrene.

FLOORING

Toilets: Ceramic tiles class A

Entrance and Stairs: Natural Marble / Granite

Office area/Kitchen: Raised floor ceramic A class finish

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Verandas: Natural marble- Granite

PLUMBING: German style pipe in pipe with manifold system

CEILING: Offices -Metal perforated false ceiling with acoustic fleese inlay.

Lobby- decorated with gypsum plaster.

ELECTRICAL INSTALLATIONS:

- All electrical installations will be 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
- Access control system
- 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: Multi-point secure and fire resistant door (ITALY DA NOI)

Internal doors (ITALY DA NOI)

ENERGY EFFICIENCY OF THE BUILDING: Certificate Class B+.

- Most parts of the building skeleton is covered with Rainband (aluminium composite panels).

FLOOR	OFFICE	COVERED	COVERED	UNCOVERED	TOTAL	PARKING	PRICE
		SQ.M	VERANDA	SQ.M	VERANDA	SQ.M	PLACES
SHOP	1	468	81	109		658	6,7,(14,15,17,18,19) € 2,700,000.00

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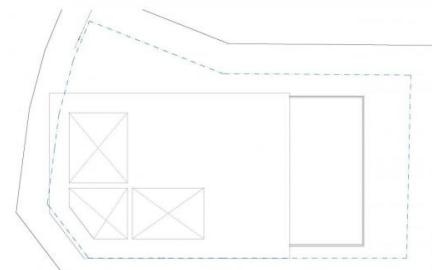
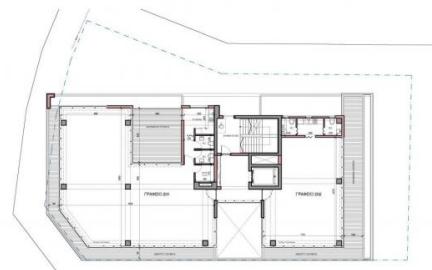
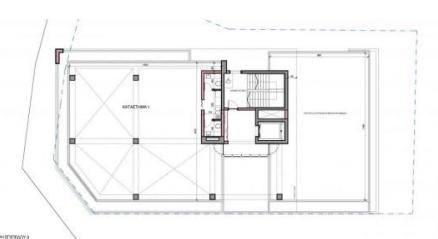
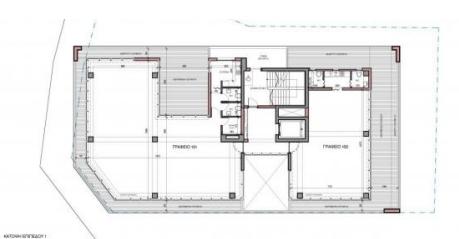
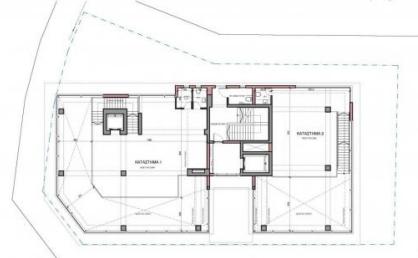
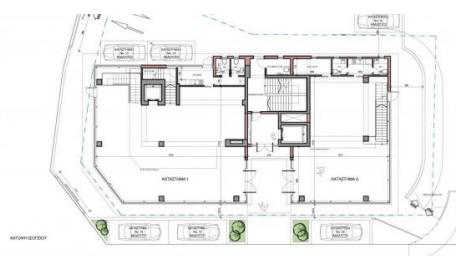
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SHOP	2	243	—	—	243	9,(16)	SOLD
OFFICE	101	246	59	16	321	1,5,13	€ 1,560,000.00
OFFICE	102	125	42	30	197	10,11	SOLD
OFFICE	201	246	26	33	305	3,4,8	€ 1,500,000.00
OFFICE	202	125	31	12	168	2,12	€ 800,000.00



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