

# BRAND NEW MODERN OFFICE BUILDING IN LIMASSOL

4 200 000 €

|                              |                                  |                             |                    |
|------------------------------|----------------------------------|-----------------------------|--------------------|
| <b>Property Code:</b>        | 3044                             | <b>Type:</b>                | Sale - Commercial  |
| <b>Location:</b>             | Limassol - POTAMOS<br>GERMASOGIA | <b>Internal Area:</b>       | 608 m <sup>2</sup> |
| <b>Renovation:</b>           | Modern                           | <b>Floor:</b>               | 4                  |
| <b>Year of construction:</b> | 2021                             | <b>Distance to the sea:</b> | 700 m              |
| <b>Distance to airport:</b>  | 60 km                            | <b>VAT:</b>                 | PLUS VAT           |

## Property features:

|                |                |                            |            |
|----------------|----------------|----------------------------|------------|
| Air Condition  | Telephone Line | VRV central ceiling system | Store Room |
| Double Glazing | Parking        |                            |            |

## Description:

The business center is located in one of the most prestigious area of Limassol on Christak i Kranou street, Germasogeia district with easy access to the highway

900m

to Seafront

5 . Skm

to Limassol Marina

700m

to Paphos,Nicosia, Larnaca main motorway

50km

to Larnaca

International Airpor t

## LOAD BEARING STRUCTURE

Load bearing structure is mode

of a Reinforced Concrete Frame with high yield steel reinforcement . Under ground external walls of water proof concrete, on o water proof foundation slab with external diaphragm walls securing water protection. The super

structure consists of on in-situ reinforced concrete construction using f lat floor

12.01.2026

slabs supported by reinforced walls and columns.

**OFFICE EXTERNAL WALLS :**

Wall from lobby/foyer: Brick wall plastered and pointed. Italian Marble at designated areas.

**FACADE**

Generally: the building features a well designed modern facade with generally top quality and high standard materials that consist from high quality gloss,

alucobond profiles and fair face beton, featuring the following high standard

figures: Structural Glazing: Tempered,

Solar Control Royal Blue with Acoustic Membrane, Sound insulation: 41 dB

**INTERNAL WALLS :**

Kitchen, kitchen corridor, veranda: brick walls, plastered and painted. Lavatories: Brick walls with Ceramic tiles from floor to ceiling at wet areas.

**FLOORING :**

Lobby/Foyer: Italian marble.

Raised access floors, Antistatic HPL, dimensions 600x600x40mm. (Structural core 38mm high density chip wood upper covering laminate HPL/under covering aluminium sheet/border

self-extinguishing ABS. Maximum height 25cm) Lavatories: Ceramic floor tiles for heavy use. Kitchen, veranda: Ceramic floor tiles for heavy use.

**SANITARY WARE :**

For the equipment of sanitary room's porcelain sanitary ware are provided as standard along with sanitary fittings.

**KITCHEN & CARPENTRY**

Carpentry Fully Fitted MDF cupboard Kitchen: electromechanical provisions for Micro Wave, Dishwasher, Fridge, water free standing appliance, double Plugs for other kitchen appliances.

Internal Doors-High quality Medium Density Fibreboard-veneer finish.

Complete with metal door handle, lock, doorstop and hinges.

**CEILINGS**

Lobby/Foyer: gypsum plaster board ceiling with decorative lighting

**ELEVATORS**

High speed KONE elevator Load capacity: 600kg/8 persons serving floors. Fire protection for 120 mins.

**HEATING & COOLING**

VRV central Air-Conditioners, for each floor with ceiling cassettes

**U T I L I T I E S :**

Water supply is provided by the municipal mains water supply system. 20x Electric Sockets with floor grommets installed beneath raised floor s.

**L I G H T I N G :**

Lobby/Foyer: Down light s integrated

in the ceiling and floor. Of fic es: LED panel 40W 60x60cm, integrated in the suspended ceilings (20 units per floor). Emergency Lighting: According to authority y prescriptions and building codes secur ity lightings for the escape routes of the building.

**F I R E   A L A R M         S Y S T E M :**

A Fire alarm System centralised system with smoke detector s in each office and open working space according

to authority prescriptions.

**E N T R A N C E   C O N T R O L     S Y S T E M :**

The building entrance at Ground floor equipped with Ac cess control/magnetic cord system.

**C C T V   C A M E R A S :**

Centralised IP camera system at all building entrances, the

garage entrance/exit, basement

parking area and all the walking area around the building. Ability of access through Internet

to authorised persons.

**T R A F F I C         C O N T R O L S Y S T E M :**

The basement parking area

is equipped with an automated garage door system affected via remote controls Ground floor parking automated barrier

affected via remote controls.

**1,2 ,3,4 F L O O R**

**Use**

**Internal covered area Covered balcony area Common area**

**Total covered area**

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OFFICE SPACE PRICING

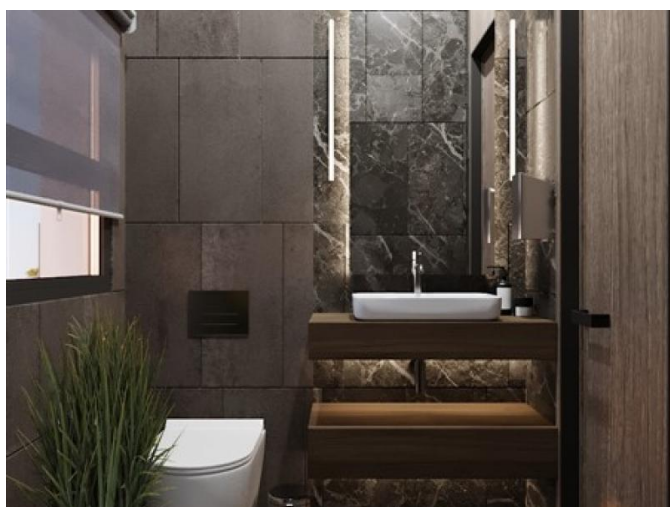
| LEVEL     | DESC.      | INTERNAL<br>COVERED<br>AREA M2 | COMMON<br>INTERNAL<br>AREA M2 | COVERED<br>BALCONY<br>AREA M2 | TOTAL<br>AREA M2 | SELLING<br>EURO<br>PRICE €<br>(PER<br>MONTH) |
|-----------|------------|--------------------------------|-------------------------------|-------------------------------|------------------|--|
| 1ST FLOOR | OFFICE 101 | 152                            | 23                            | 35                            | 210              | -  |
| 2ND FLOOR | OFFICE 201 | 152                            | 23                            | 35                            | 210              | -  |
| 3RD FLOOR | OFFICE 301 | 152                            | 23                            | 35                            | 210              | -  |
| 4TH FLOOR | OFFICE 401 | 152                            | 23                            | 35                            | 210              | -  |
| TOTAL     |            | 608                            | 92                            | 140                           | 840              | €4,20<br>0,000                               |





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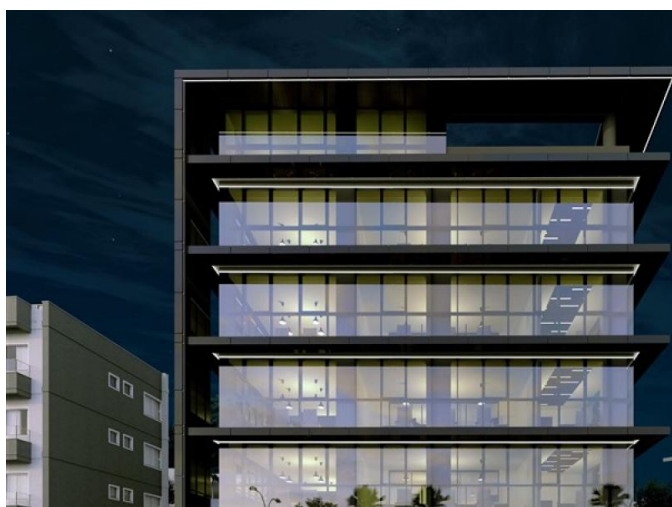
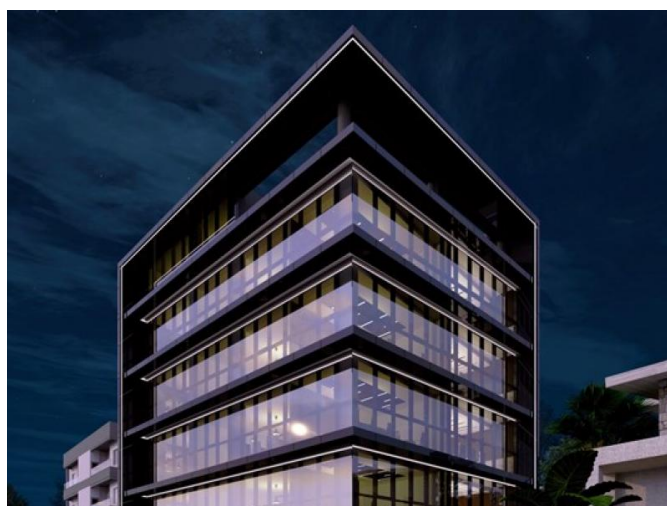
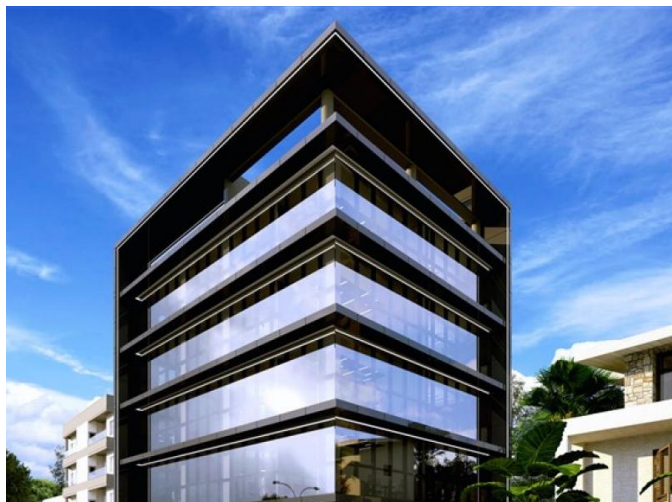




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