

# 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 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

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 glass,

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

**UTILITIES :**

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

**LIGHTING :**

Lobby/Foyer: Down lights integrated

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

**FIRE ALARM SYSTEM :**

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

to authority prescriptions.

**ENTRANCE CONTROL SYSTEM :**

The building entrance at Ground floor equipped with Access control/magnetic card system.

**CCTV CAMERAS :**

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.

**TRAFFIC CONTROL SYSTEM :**

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 FLOOR**

**Use**

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

**Total covered area**

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## OFFICE SPACE PRICING

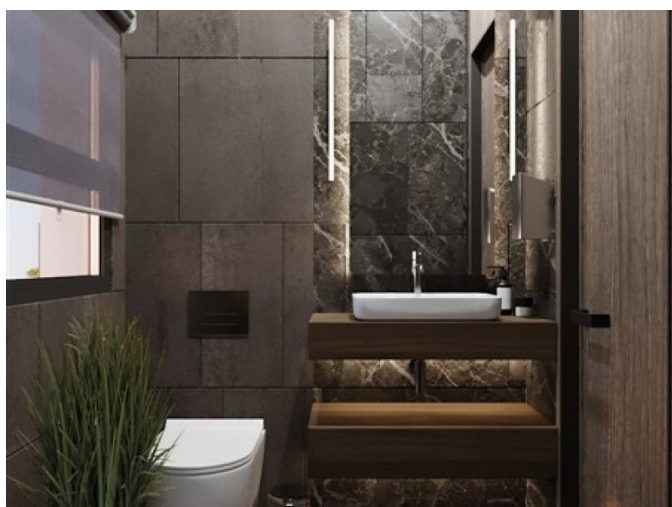
LEVEL	DESC.	INTERNAL COVERED AREA M2	COMMON INTERNAL AREA M2	COVERED BALCONY AREA M2	TOTAL AREA M2	SELLING EURO PRICE € (PER MONTH)
1ST FLOOR	OFFICE 101	152	23	35	210	-
2ND FLOOR	OFFICE 201	152	23	35	210	-
3RD FLOOR	OFFICE 301	152	23	35	210	-
4TH FLOOR	OFFICE 401	152	23	35	210	-
<b>TOTAL</b>		<b>608</b>	<b>92</b>	<b>140</b>	<b>840</b>	<b>€4,200,000</b>



16.06.2026

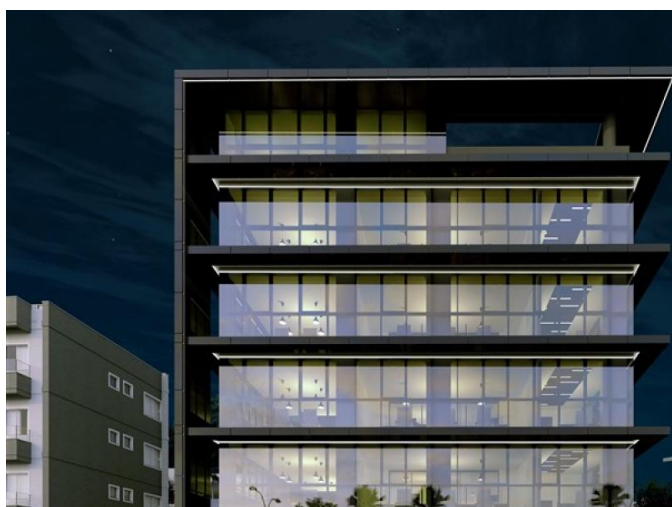
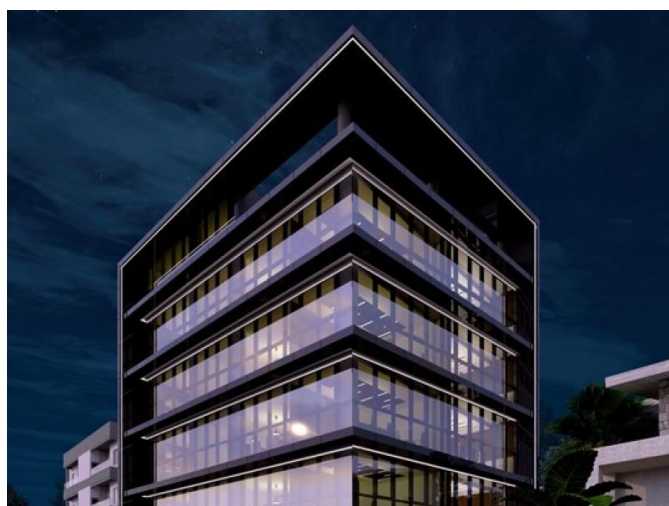
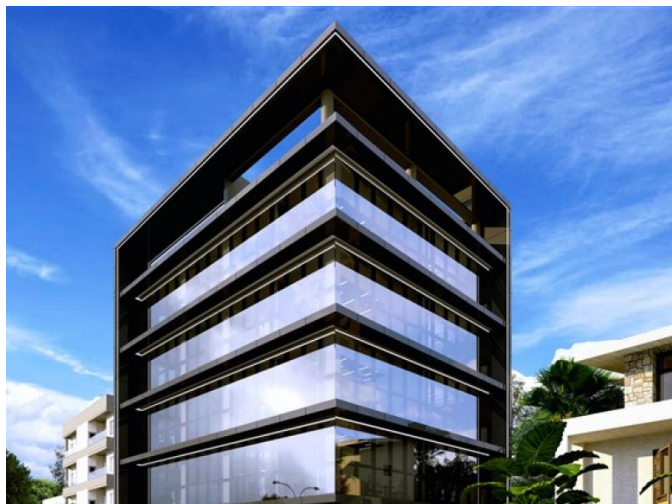
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