

<b>Property Code:</b>	3130	<b>Type:</b>	Long-term rent - Office
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	207 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>Number of floors:</b>	3
<b>VAT:</b>	PLUS VAT		

**Property features:**

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

**Description:**

SHOP 234 SQ.M RENTAL PRICE 9500 EURO PLUS VAT  
OFFICE 1ST FLOOR 207 SQ.M - PRICE 8000 EURO PLUS VAT  
OFFICE 2ND FLOOR 207 SQ.M - PRICE 8500 EURO PLUS VAT  
OFFICE 3RD FLOOR 181 SQ.M - PRICE 9000 EURO PLUS VAT

**DETAILS AND SPECIFICATIONS**

**Entrance**

1. Stair case made with black granite
2. Guard rail of the stair case handmade stainless steel
3. Lift: OTIS super luxurious, 8 persons, stainless steel, black granite floor
4. All lights LED
5. Entrance Door: camera (CCTV), intercom, video intercom station, Hikvision
6. Inside/Outside: Installed 18 security cameras (CCTV)

**1st & 2nd Floors**

1. Entrance door: made of walnut wood, fire resistance
2. Raise floor: Giussani Italy
3. WC & Kitchen raise floor: water resistance
4. Electricity: 30A (3F)

5. WC equipment: Villeroy & Boch
6. Two WC & Kitchen furniture: iroco wood with tops of black granite, walls upto the roof top quality ceramics from Prestige Italy
7. Double glazing: outside glass 6mm LACOBEL RAL 9007 of AGC Europe (specially manufactured for the sunny Mediterranean countries), inside glass 5mm, float clear, with Argon gas between the glasses for better insulation
8. Outside: panels below windows ALCOA Reynobel aluminum fire resistance panels, and inside glass float clear with silver membrane attached
9. Air conditioning: VRV DAIKIN, 6 zones
10. Under the raise floor: installed 10 points distributing electricity wires / computer wires / telephone wires
11. Ceiling panels: Olympia mineral tiles, thermo / acoustic and fire resistance
12. Walls: inside Knauf water resistance gypsum wood, middle bricks, outside thermo / Acoustic polystyrene Dow Styrofoam, 5cm thickness, with MAPEI mapetherm
13. Lightings: LED 30cm X 120cm
14. Emergency outside stair case: handmade, fully stainless steel
15. Outside: all around the 3 sides of the floor LED lighting 64 colors
16. Under the raise floor there are in 10 places of each office CAT 5 wires and electricity wires. All these start from a certain area of the office where we expect the computer server will be installed. There are pipes enabling the two floors and the shop to be connected with CAT 5 wires and install only one computer server in case whole building rented to one company

#### Shop

1. Entrance cover with tempered glass
  2. All shop glass laminated, 8mm + 8mm, float clear
  3. Raise floor: Prestige Italy, heavy duty (including cars)
  4. North side: Folding glass system, with emergency exit, 4m width
  5. Kitchen and WC (provision for a second WC) fully furnished
  6. Electricity: 30A (3F)
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7. Telephone & computer wires in many positions installed
8. Air conditioning: VRV DAIKIN, 5 zones
9. Ceiling panels: Olympia mineral tiles, thermo /acoustic and fire resistance
10. Lightings: LED 30cm X 120cm
11. Outside, all around the 3 sides of the shop, LED lighting, 64 colors
12. Installed outside, South and East window sides: LUPAK METAL solar blind system, remote controlled, Italy
13. Installed in Twenty points electricity wires in ceiling for connecting inside solar blind system
14. Electricity and CAT 5 wires were installed in many places on the back wall of the shop which can be directed to any area of the shop under the raise floor

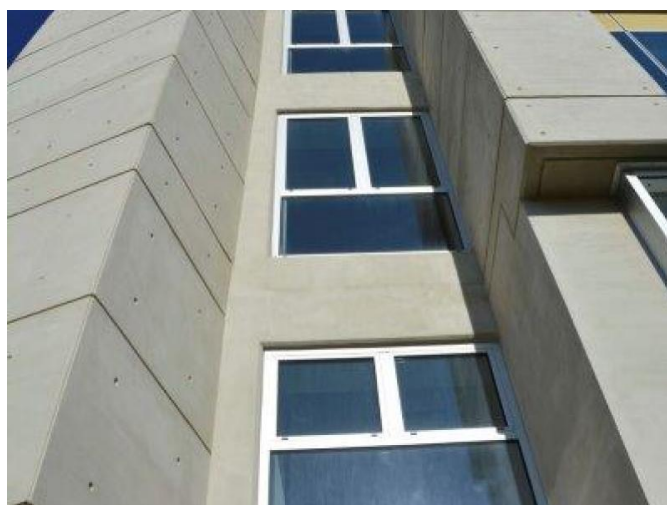
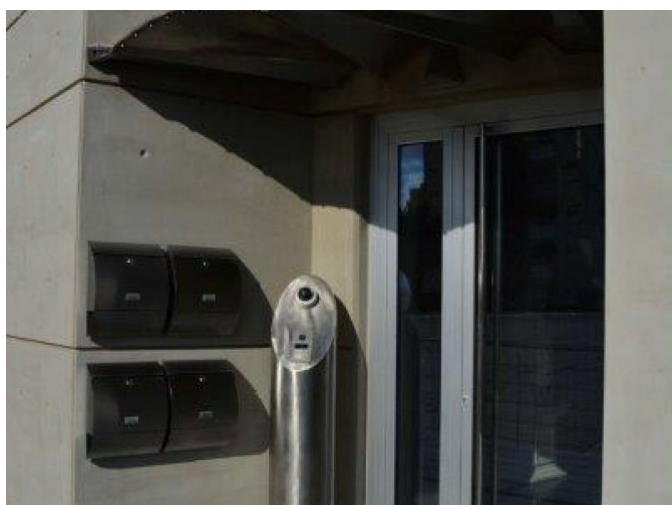
#### External

1. Led lighting rails towards the main entrance
2. Three stainless steel candles with LED lighting 64 colors on top
3. All outside concrete waterproofed with Everfast of ESSO
4. Automatic parking savers, Domopark, TELCOMA Italy with remote controls

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ATHANASIOS LIMASSOL**

Prices starts from 8000 EURO  
PLUS VAT

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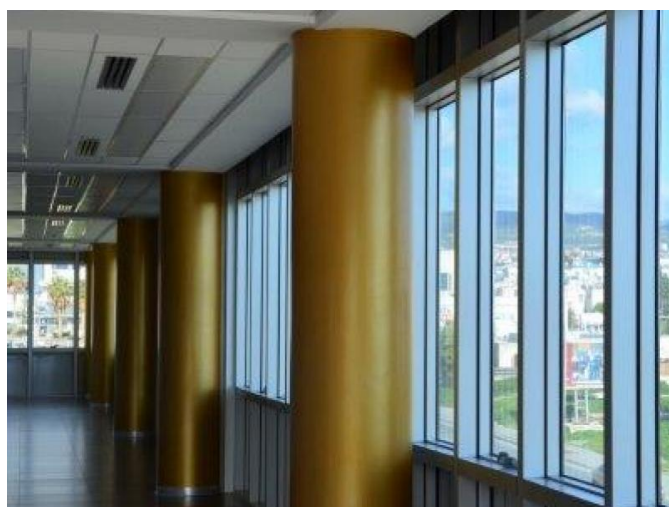
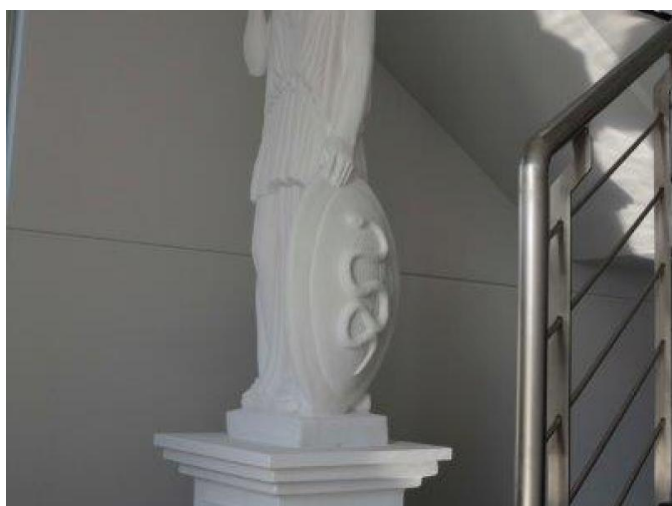
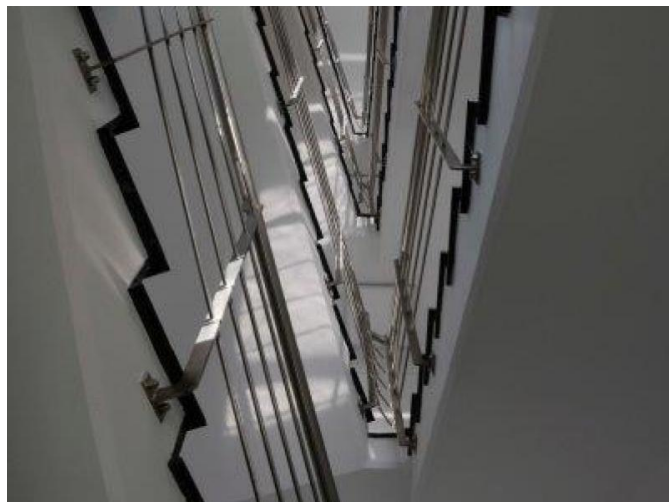
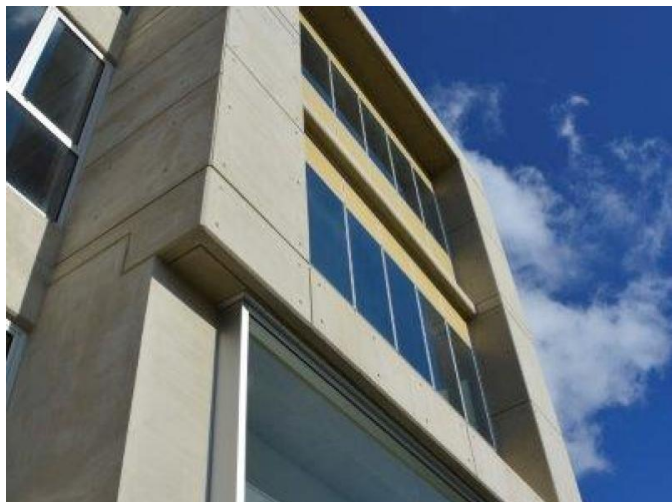




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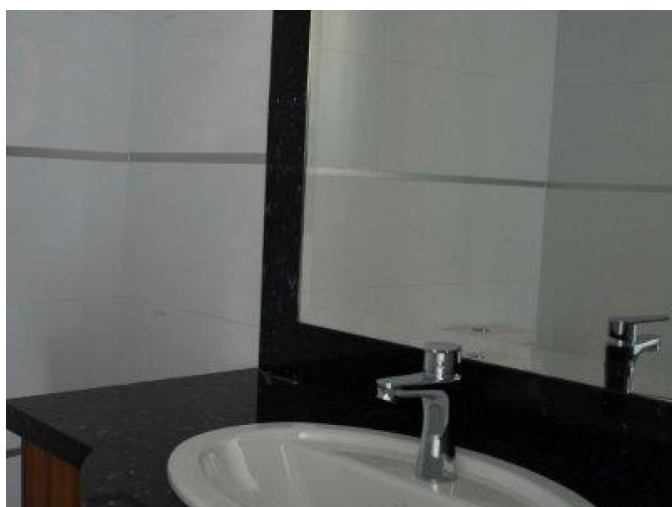
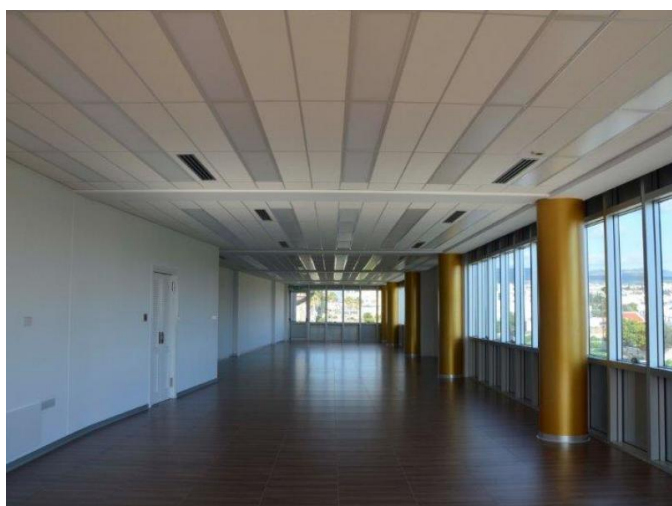
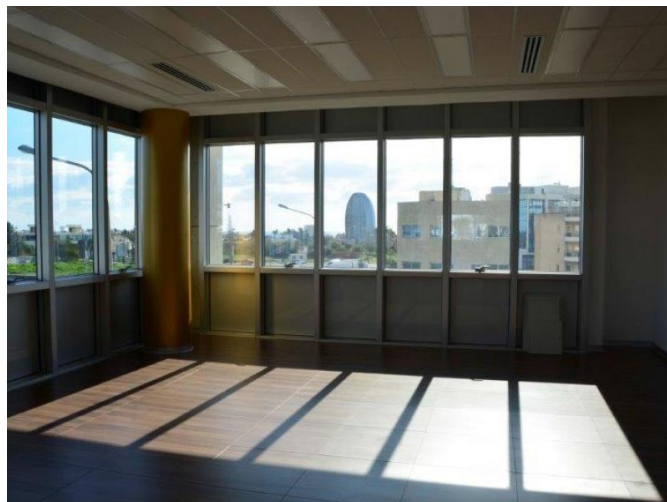
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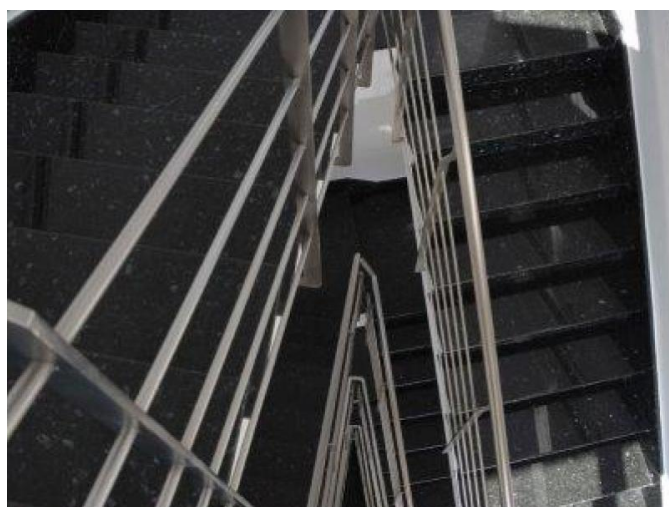
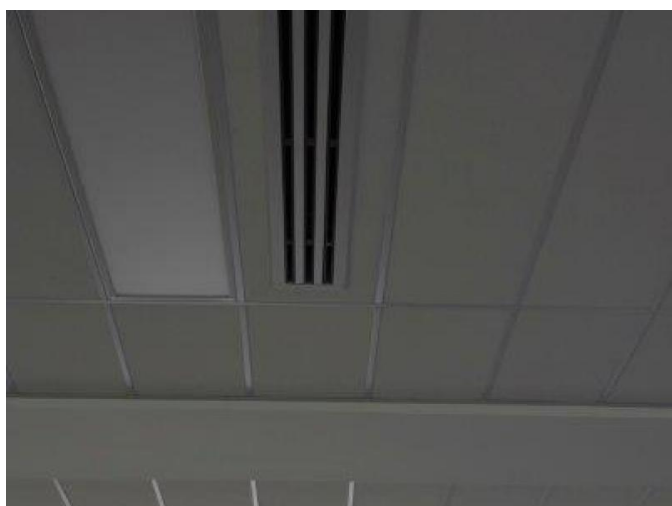




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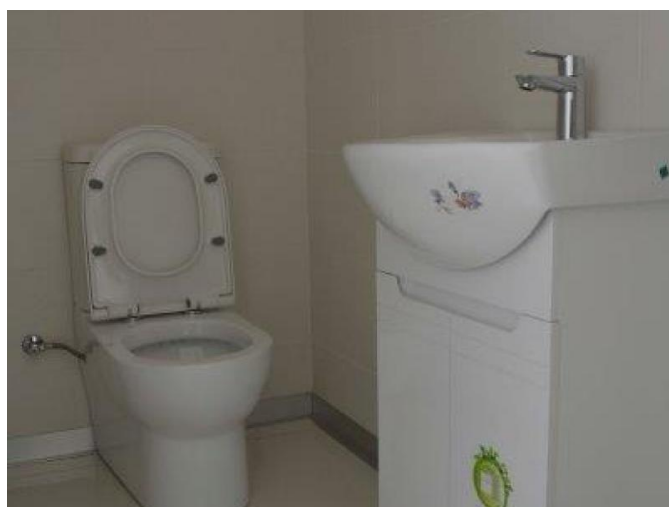
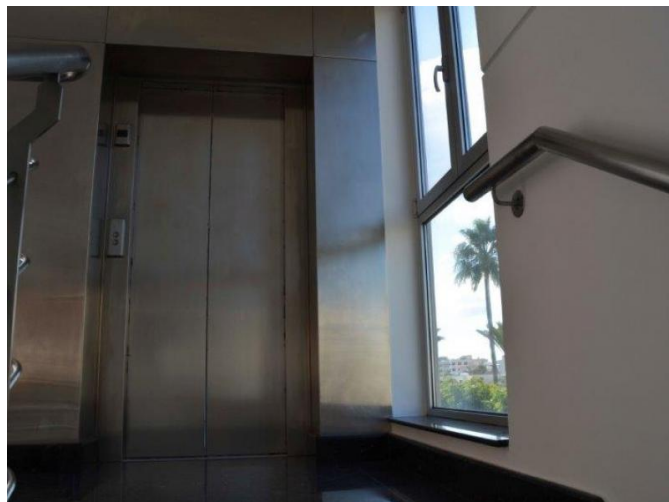
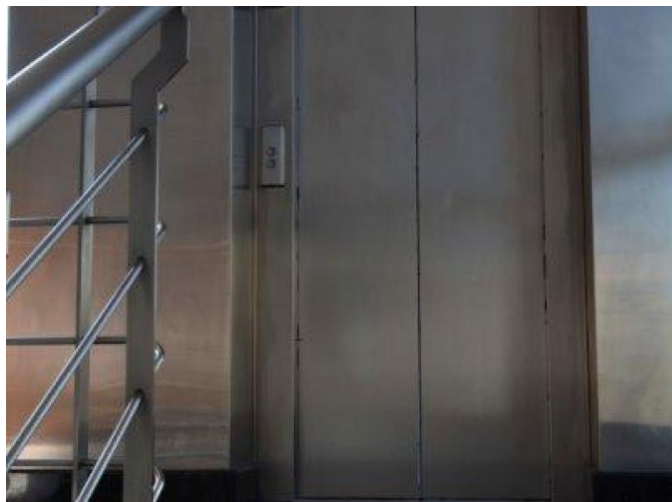
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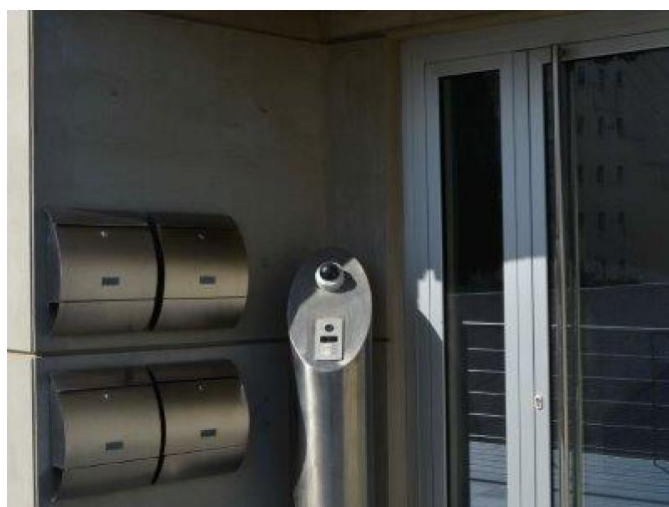
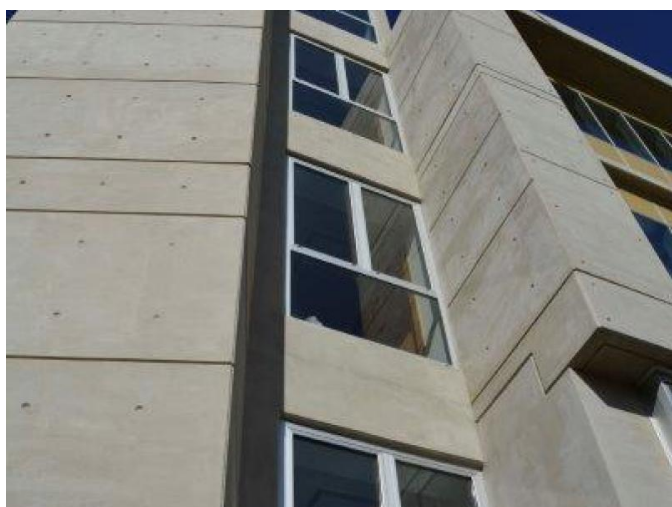
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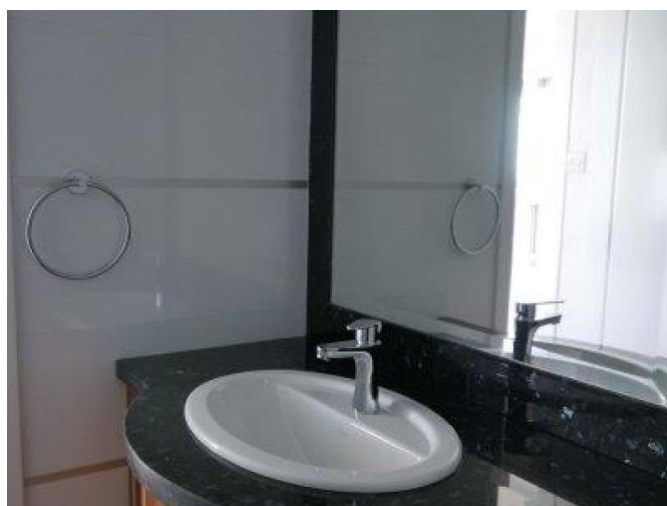
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