

## A STUNNING COMMERCIAL DEVELOPMENT IN ZAKAKI

Price starts from 1.994.200 -3  
.645.135 EUR + VAT

<b>Property Code:</b>	3244	<b>Type:</b>	Sale - Office
<b>Location:</b>	Limassol - ZAKAKI	<b>Internal Area:</b>	200 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>Number of floors:</b>	7
<b>Status:</b>	New	<b>VAT:</b>	PLUS VAT

### Property features:

Unfurnished	Air Condition	Parking - Covered	Telephone Line
Alarm	VRV central ceiling system	Store Room	Solar panels for hot water
Double Glazing	Balcony		

### Description:

#### OVERVIEW

Bathrooms: 2 - 3

Floor: 1 - 6

Floors: 7

Parking Spaces: 2

Internal Covered: 199.42 - 270.01 m<sup>2</sup>

Covered Veranda: 35.65 - 48.69 m<sup>2</sup>

Storage: 6.78 - 18.18 m<sup>2</sup>

Communal Area: 14.47 - 19.78 m<sup>2</sup>

Status: Off plan

Energy Efficiency Rating: A

**Delivery Date: December 2022**

Units: 14

a stunning commercial development in Zakaki, Limassol's western part and its new buzzing business center. This is a project for the professionals who value excellence through an inspiring work environment which offers panoramic views of the seascape and the city beyond.

#### THE PROJECT

A state-of-the-art commercial building in Zakaki, a thriving business and residential area in the west part of cosmopolitan Limassol. Tower boasts 7 floors, all offering open-space offices with stunning views. The building's impressive roof terrace is ideal for office entertaining and as a multi-function venue.

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## THE DETAILS

Retail and office space

7 floors

State of the art technology

Panoramic sea and city views

## COMMERCIAL SPACES

is designed with all requirements in terms of mechanical strength and seismic resistance. A place of reference for professionals in the area, one can find the perfect balance between work and play.

## STUNNING VIEWS AND AN EXCITING COMMUNITY

## TURNKEY FINISHES

Fully completed finishings | Marble floors and walls in toilets & bathrooms | High ceilings | Provision for VRV system | Double glazed thermal aluminium window frames | High-quality built-in office cabinets from Italy

## THE LOCATION

Zakaki, located in the western part of Limassol, is the city's newest thriving area both in business and as a residential destination. A rapidly developing area with a well-developed infrastructure and excellent investment potential, this area is home to some of the country's most important developments. City of Dreams Mediterranean, Europe's largest integrated resort casino, developed here, is set to open in 2021 while one of Cyprus's biggest malls is located in the area. To stay in the centre of action, the country's main port is within an arm's reach; and with it, all the multinationals that benefit from close proximity to the port.

## A PROFESSIONAL HOME TO EXCEL WHILE ENJOYING THE BENEFITS OF A PREMIUM BUSINESS LOCATION

## LOCATION BENEFITS

New thriving business center

Home to huge real estate developments

Cost effective area compared to the beachfront

Arm's reach to the port

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Home to businesses and multinationals of global importance

PRESTIGIOUS COMMERCIAL ADDRESS IN THE WESTERN PART OF LIMASSOL FACILITIES

Aircondition, Provision

Elevator

Heating, Provision

Parking, Uncovered

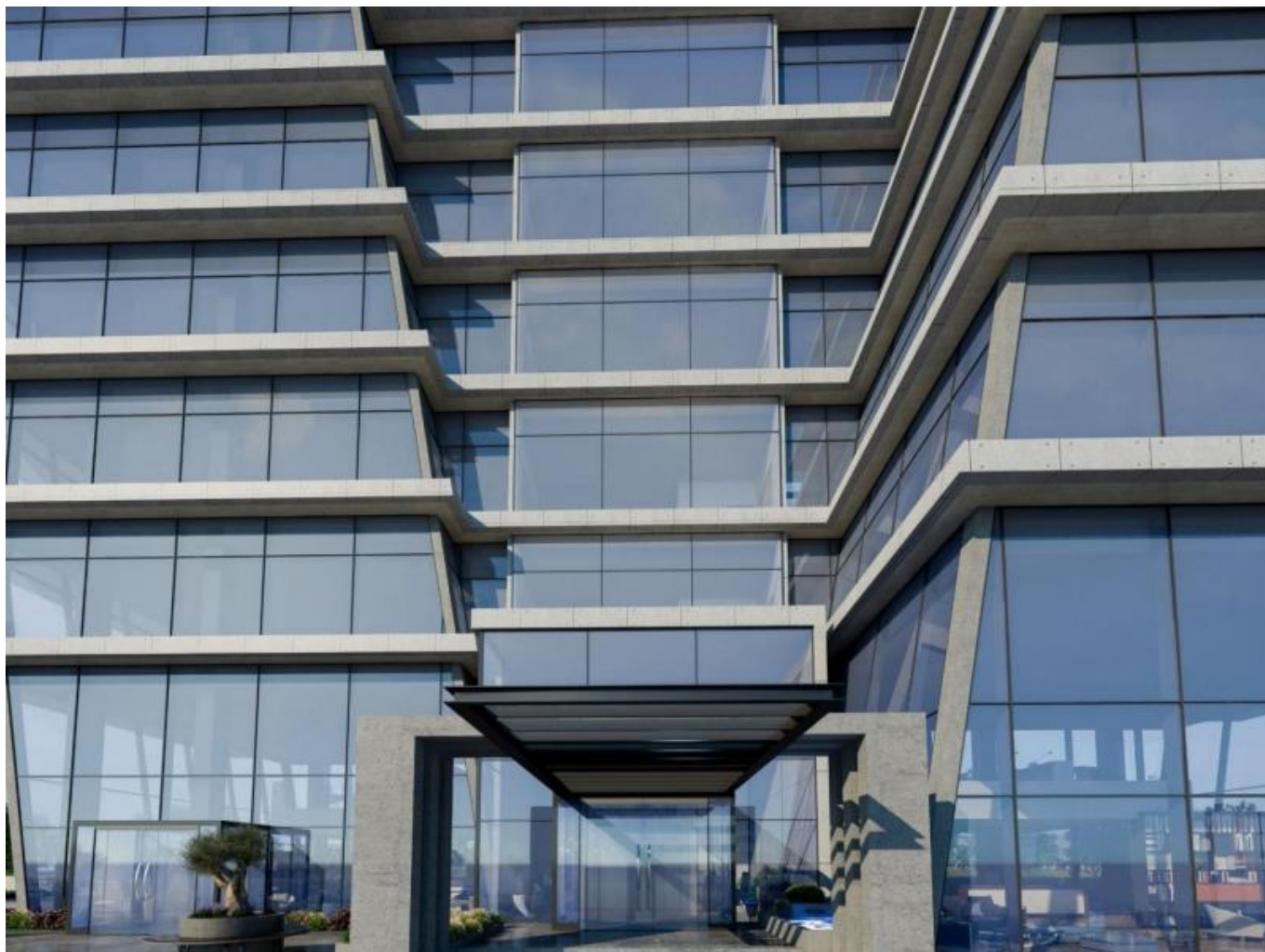
FLOOR PLAN ON REQUEST

REFERENCE	TYPE	FLOOR	BATHROOMS	PARKING SPACES	INTERNAL COVERED M2	COVERED VERANDA M2	STORAGE M2	TOTAL COVERED M2	PRICE
001	Shop	Ground floor	2	2	204.11		11.34	215.45	€2,449,320+VAT
002	Shop	Ground floor	2	2	200.97		18.18	219.15	€2,411,640+VAT
101	Office1	3		2	225.16	40.39	6.93	272.48	€2,251,600+VAT
102	Office1	3		2	199.42	35.65	6.78	241.85	€1,994,200+VAT
201	Office2	3		2	233.95	42	6.78	282.73	€2,573,450+VAT
202	Office2	3		2	207.51	37.15	6.78	251.44	€2,282,610+VAT
301	Office3	2		2	242.33	43	6.78	292.11	€2,786,795+VAT
302	Office3	3		2	214.33	38.41	6.78	259.52	€2,464,795+VAT
401	Office4	3		2	251.95	45.35	6.78	304.08	€2,998,205+VAT
402	Office4	3		2	224.47	40	8.22	272.69	€2,671,193+VAT
501	Office5	3		2	260.98	47	6.78	314.76	€3,392,740+VAT
502	Office5	3		2	230.79	41.15	8.22	280.16	€3,000,270+VAT
601	Office6	3		2	270.01	48.69	6.78	325.48	€3,645,135+VAT

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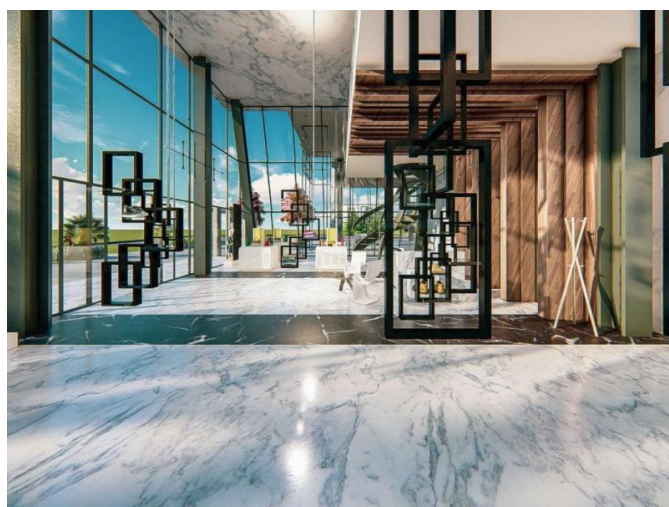
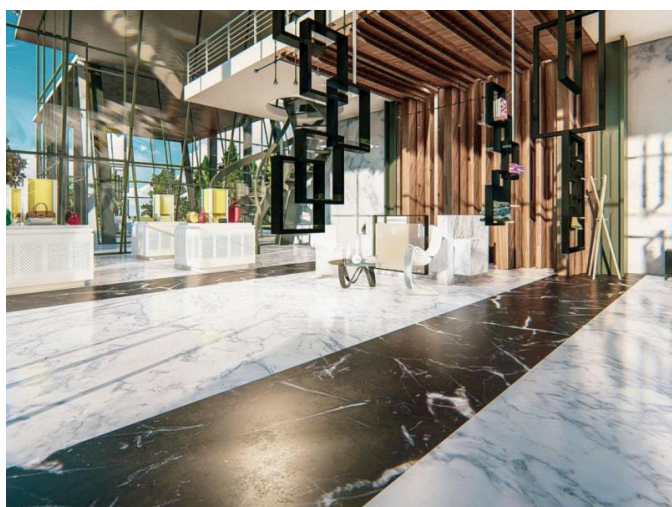
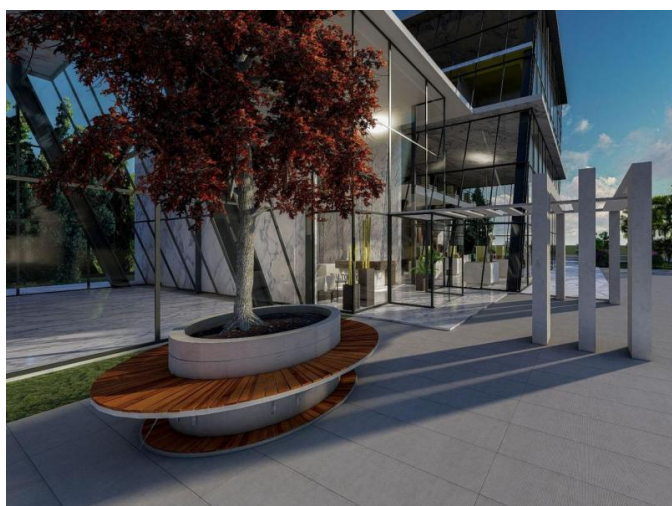
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