

Property Code:	5665	Type:	Sale - Commercial
Location:	Limassol - POLEMIDIA	Internal Area:	1128 m ²
Renovation:	Modern	Energy class:	A
Year of construction:	2022	Status:	Under Construction
VAT:	+VAT		

Property features:

Parking - Covered Solar panels for hot water Parking

Description:

The Business Center is located on Spyrou Kyrianou Avenue in the area of Polemidia, one of the main commercial roads in Limassol, offering high visibility from all sides. Furthermore this modern and luxurious commercial building is located close to Limassol's central business district, surrounded by an array of commercial offices, financial institutions and a large selection of showrooms. First impressions are paramount to any high calibre business, thus the high quality exterior and interior finishes, from the building's unique architectural design, the Italian marble adorning the lobby and foyer areas and high speed luxury elevator, do exactly that, offer a "great first impression" for your business.

SPECIAL FEATURES:**OFFICE EXTERNAL WALLS**

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

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

Offices: 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).

Lobby/ Foyer: Italian marble

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: electromechanical provisions for Micro Wave, Dish washer, Fridge, water free standing appliance, double Plugs for other kitchen appliances.

KITCHEN

Carpentry Fully Fitted MDF cupboard.

Fire proof kitchen door for ½ hour.

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€ 5 000 000

HEATING & COOLING

VRV central Air-Conditioners, for each floor.

UTILITIES

Water supply is provided by the municipal mains water supply system.

Sewerage connection to the mains sewerage system.

Centralised IP camera system at all building entrances, the garage entrance / exit, basement parking

area and all the walking area around the building end up to the Reception Desk/ security check

Spyrou Kyprianou Avenue

Office Space

Plot Size: 598m²

Total Build area: 1928m²

UNDER CONSTRUCTION

DELIVERY: JUNE 2022

FOR SALE - €5,000,000 + VAT



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