

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

## BUSINESS CENTER ON THE MAIN COMMERCIAL ROADS IN LIMASSOL

---

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: 598m<sup>2</sup>

Total Build area: 1928m<sup>2</sup>

### UNDER CONSTRUCTION

**DELIVERY: JUNE 2022**

**FOR SALE - €5,000,000 + VAT**





**BUSINESS CENTER ON THE MAIN  
COMMERCIAL ROADS IN LIMASSOL**

5 000 000 €



**BUSINESS CENTER ON THE MAIN  
COMMERCIAL ROADS IN LIMASSOL**

5 000 000 €

