

Property Code:	5666
Location:	Limassol - POLEMIDIA
Renovation:	Modern
Year of construction:	2023
VAT:	+VAT

Type:	Sale - Commercial
Internal Area:	2427 m ²
Number of floors:	8
Status:	Off Plan

Property features:

Pergola	Telephone Line	VRV central ceiling system	Solar panels for hot water
Double Glazing	Parking	Balcony	

Description:

This outstanding building comprises of 8 floors of commercial office space, all of which are meticulously designed to reach the level of quality any high calibre business deserves and expects. Furthermore, the floor to ceiling windows provide astonishing city and mountain views, complementing the open plan configuration. The building is located on Spyrou Kyprianou avenue, Kato Polemidia area, boasting close proximity to significant related infrastructures such as respectable business centres, banks and restaurants. Designed to cater for today's business needs, it provides open spaces, giving a light and airy working environment, with floor to ceiling windows offering panoramic views across the city, thus providing a stimulation of both creativity and productivity.

Special Features:**CEILINGS**

The basement garage area is equipped with a traffic control system including barriers. The entrance control is affected via remote controls.

TRAFFIC CONTROL SYSTEM

Lobby, offices, Foyer: Wood ceiling and gypsum plasterboard ceiling, height from finished floor

ENTRANCE CONTROL SYSTEM

The building entrance at Ground floor and basement parking place entrance are equipped with Access

FACADE

Generally: the building features a well-designed modern façade 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, Sunguard Solar Control Royal Blue with Acoustic Membrane, Sound insulation: 41 dB

ELEVATORS

**BRAND NEW 8 FLOORS COMMERCIAL
BUILDING**

12 500 000 €

High speed elevator Load capacity: 600kg/ 8 persons serving floors. Elevators are designed for use by disabled persons. Fire protection for 120 mins

Spyrou Kyprianou Avenue

Office Space

Plot Size: 1427m²

Total Build area: 4337m²

OFF PLAN

DELIVERY: JUNE 2023

FOR SALE - €12,500,000 + VAT



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