SUPERIOR REAL ESTATE - CYPRUS

93 Georgiou A4048 Potomos Germasogeias Shop 4, S&K Stylianou, Limassol
Free phone (Local): 8000 8000, Tel: +357 2531 2728, Fax: +357 2531 2147

Reference No. LI-5227





Commercial property for sale in Polemidia

EUR 0

City: Limassol
Area: Polemidia
Type: Commercial
Plot: 525m2
Covered: 1530m2
Title deeds: No
Sale type: Resale

Parking: Private Covered

* Kato Polemidia * Modern Commercial Building * Great location * Good Return on Investment * Plot size 525m2 * Total Building Area 1530m2 * Lettable Area 1130m2 * Ground floor (of the retail shop area) * 4 floors * Reception/lobby area * Fully equipped lavatories and kitchens * Toilets * Power & data points * Elevators * Air Conditioning * Fire Alarm System * Entrance Control System * Tellecomunication system * CCTV Cameras * Traffic Control System *

This modern commercial building is located on Spyrou Kyprianou Avenue in Kato Polemidia in Limassol, with direct access to the city center, Limassol's main commercial port, seaside, and highway to all major towns.
The Building is an attractive modern design and incorporates functionality, facilities, and the latest building technology. In addition, the location and prominence of the buildings are ideal to house any company wishing for maximum exposure in a prestigious building.
Bus stations are opposite the building. The building sits on one of Limassols main road arteries, Spyrou Kyprianou Avenue. Given the location of the building, the main business centers, seafront city are within a short reach as well as of the main Limassol / Nicosia Highway.

A modern and high-quality class A office building, consisting of one

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underground floor, accommodating 11 secure parking lots and storerooms.
,
a ground floor consisting of 1 double retail shop units and 4 parking lots
and four office levels which are accessible from the main lobby via
high-speed elevator

UNIT DESCRIPTION - Plot size 525m2; Total Building Area 1530m2; Lettable Area 1130m2.

RENTABLE AREA - Ground Floor with 320 m2 of the retail shop area;
Floor 1 – 4 (upper floors) with 810m2 of office space;
11 underground parking places;
4 above-ground parking spaces.

FLOOR LAYOUT -
Basement 400m2;
Ground Floor with 320 m2 of the retail shop area;
1st, Floor totaling 220m2 is one independent office unit. Fully equipped
lavatories and kitchen, office workspace, power & data points, raised floors,
false ceilings, HVAC system, etc.;
2nd Floor totaling 220m2 is one independent office unit. Fully equipped
lavatories and kitchen, office workspace, power & data points, raised floors, false ceilings, HVAC system, etc.;
3rd Floor totaling 220m2 is one independent office unit. Fully equipped
lavatories and kitchen, office workspace, power & data points, raised floors,
false ceilings, HVAC system, etc.;
The 4th Floor totaling 150m2 is one independent office unit. Fully equipped
lavatories and kitchen, office workspace, power & data points, raised
floors, false ceilings, HVAC system, etc.

ACCESS
The main entrance to the Office floors is through the main entrance and
connected by a reception/lobby area on the ground floor. The lobby
comprises a reception area, an elegant high-speed elevator, and a comfortable staircase leading to the office floors. The elevator is suitable for handicapped users as well.
Access to the offices is ensured through spacious elevator lobbies on each floor.

OFFICE EXTERNAL WALLS:
Wall from lobby/ foyer:
A brick wall plastered and painted. Italian Marble at designated areas.
Lobby, offices, Foyer:
Wood ceiling and gypsum plasterboard ceiling at exclusive design, height from finished floor (raised floor) to suspend the ceiling is approx 2,60m.
Dividing walls between in individual offices:

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W112 KNAUF METAL
STUD PARTITIONS: Security wall, Certified Fire proofed for 1 hour, Sound insulated. According to Authorities regulations.

INTERNAL WALLS:
Kitchen, kitchen corridor, veranda: brick walls, plastered and painted
Lavatories: Brick walls with Ceramic tiles from floor to ceiling in wet areas.

HEATING & COOLING
Primary cooling and heating are done by independent split unit Air-Conditioners.

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 - ing high standard figures.
Structural Glazing:
Tempered, Sunguard Solar Control Royal Blue with Acoustic Membrane, Sound insulation: 41 dB.

FIRE ALARM SYSTEM
A Fire Alarm System centralized system is provided for advanced security with smoke detectors in each office and open working space according to authority prescriptions

ENTRANCE CONTROL SYSTEM
The building entrance on the Ground floor and basement parking place entrance is equipped with an Access control / magnetic card system.

TELECOMMUNICATIONS
All Telecommunication Companies offer broadband connection via FIBER OPTIC CABLING, those being CYTA, CABLENET, PRIMETEL.

CCTV CAMERAS
Centralized 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 checkpoint on the ground floor. The ability of access through the Internet to authorized persons.

TRAFFIC CONTROL SYSTEM
The basement garage area is equipped with a traffic control system including barriers. The entrance control is effected via remote controls.

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SELLING PRICE €4 500 000

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