



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-5228



Commercial property for sale in Polemidia

EUR 0

City: Limassol

Parking: Private Covered

Area: Polemidia

Type: Commercial

Plot: 1926m²

Covered: 1580m²

Title deeds: No

Sale type: New

* Kato Polemidia * Modern and luxury BRAND NEW Commercial Building * Great location * Covered area: 1580 * 2-5 Floor Offices * Roof Terrace/Penthouse Office * Elevators * Power & data points * Elevators * Air Conditioning * Fire Alarm System * Entrance Control System * Telecommunication system * CCTV Cameras * Traffic Control System *

This modern BRAND NEW 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 Limassol's 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.

The commercial building comprises:

BASEMENT - Underground parking (Covered Area 381m²) Covered 10 parking spaces;

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GROUND FLOOR - Lobby 71m²/Parking - 9 spaces (Covered Area 184);
1st Floor - Mechanical Room (Covered Area 204m²); (2 WC; Kitchen);
2nd Floor - Commercial Office Space (Internal Covered Area 214m²; Covered balcony Area 10m²;
Communal Internal Area 31m²; Total Covered area 255m²); (2 WC; Kitchen);
3rd Floor - Commercial Office Space (Internal Covered Area 219m²; Covered balcony Area 10m²;
Communal Internal Area 31m²; Total Covered area 260m²); (2 WC; Kitchen);
4th Floor - Commercial Office Space (Internal Covered Area 234m²; Covered balcony Area 10m²;
Communal Internal Area 31m²; Total Covered area 275m²); (2 WC; Kitchen);
5th Floor - Commercial Office Space (Internal Covered Area 214m²; Covered balcony Area 10m²;
Communal Internal Area 31m²; Total Covered area 255m²); (2 WC; Kitchen);
Roof Terrace (Penthouse Office) - (Internal Covered Area 43m²; Un-Covered balcony Area 160m²;
Communal Internal Area 31m²; Total Covered area 74m²); (2 WC; Kitchen).

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 individual offices:

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

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- 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.

SELLING PRICE €5 500 000

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