



## 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-5229



### Commercial property for sale in Germasogeia/Tourist area

**EUR 0**

City: Limassol

Parking: Private Covered

Area: Germasogeia/Tourist area

Type: Commercial

Plot: 3111m<sup>2</sup>

Covered: 2423m<sup>2</sup>

Title deeds: No

Sale type: New

\* Germasogeia \* Christaki Kranou street \* Prestigious area \* BRAND NEW, luxury, modern commercial building \* Close to all amenities \* 7-floor building \* Basement parking \* Ground floor parking \* Entrance Control System \* Double Glazed Windows \* Traffic Control System \* Elevators \* VRV central Air-Conditioner \* Kitchen \* Fire Alarm System \* CCTV Security Cameras \*

The commercial property is a landmark business centre, located in Limassol's coastal commercial hub. This outstanding building comprises 7 floors of commercial office space, all of which are meticulously designed to reach the level of quality of any high calibre business deserves and expects. Furthermore, the floor to ceiling windows provides astonishing city and sea views, complementing the open-plan configuration.

The building is located on Christaki Kranou street in the prestigious area of Germasogeia, Limassol's tourist area, boasting close proximity to significantly related infrastructures such as respectable business centres, high-star hotels, banks and fine dining restaurants.

The building comprises:

BASEMENT - UNDERGROUND PARKING (16 spaces), Internal covered area 770m<sup>2</sup>,

GROUND FLOOR - RECEPTION AREA, Internal covered area 95m<sup>2</sup>; RETAIL SHOP 1 + MEZZANINE, Internal covered area 95m<sup>2</sup>

**Call +357 2531 2728 or email [limassol@cyprus-realestate.net](mailto:limassol@cyprus-realestate.net) for more information**

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1ST FLOOR (Office 101) - Internal covered area 205m<sup>2</sup>, Common Internal Area 37m<sup>2</sup>; Total Covered Area 242m<sup>2</sup>;

2ND FLOOR (Office 201) - Internal covered area 293m<sup>2</sup>, Common Internal Area 37m<sup>2</sup>; Covered Balcony Area 77m<sup>2</sup>; Total Covered Area 407m<sup>2</sup>;

3RD FLOOR (Office 301) - Internal covered area 293m<sup>2</sup>, Common Internal Area 37m<sup>2</sup>; Covered Balcony Area 77m<sup>2</sup>; Total Covered Area 407m<sup>2</sup>;

4TH FLOOR (Office 401) - Internal covered area 293m<sup>2</sup>, Common Internal Area 37m<sup>2</sup>; Covered Balcony Area 77m<sup>2</sup>; Total Covered Area 407m<sup>2</sup>;

5TH FLOOR (Office 401) - Internal covered area 293m<sup>2</sup>, Common Internal Area 37m<sup>2</sup>; Covered Balcony Area 77m<sup>2</sup>; Total Covered Area 407m<sup>2</sup>;

6TH FLOOR (Penthouse Office) - Internal covered area 90m<sup>2</sup>, Common Internal Area 37m<sup>2</sup>; Un-Covered Balcony Area 158m<sup>2</sup>; Total Covered Area 285m<sup>2</sup>.

Also, it has:

### CEILINGS

Lobby, offices, Foyer:

Wood ceiling and gypsum plasterboard ceiling, height from finished floor (raised floor) to suspended ceiling is approx. 2,60m

### ENTRANCE CONTROL SYSTEM

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

### FACADE

Generally:

the building features a well-designed modern façade with generally top quality and high standard materials that consist of 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, Soundinsulation: 41 d

### TRAFFIC CONTROL SYSTEM

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

### ELEVATORS

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

### LOAD BEARING STRUCTURE

### HEATING & COOLING

VRV central Air-Conditioners, for each floor

### KITCHEN

### FIRE ALARM SYSTEM

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