



VIVO
REALTY



**LUXURIOUS 4 STOREY COMMERCIAL BUILDING
WITH TOTAL AREA OF 4.283 SQM**

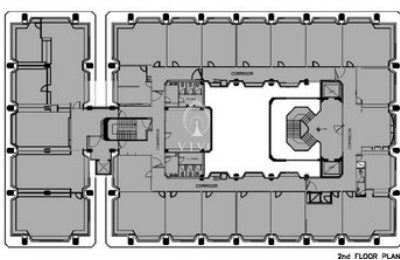
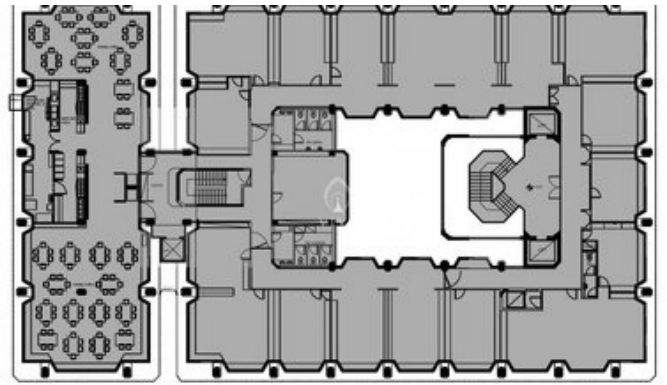
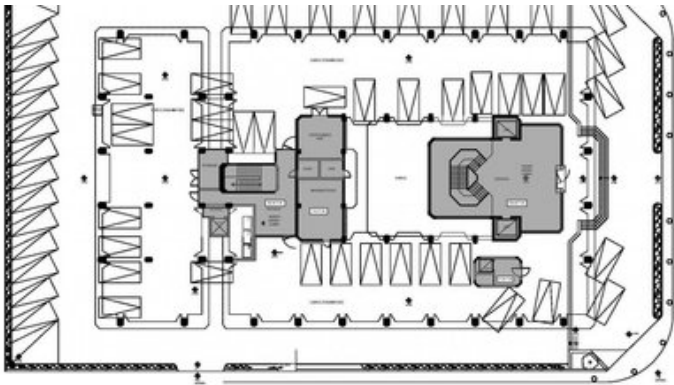
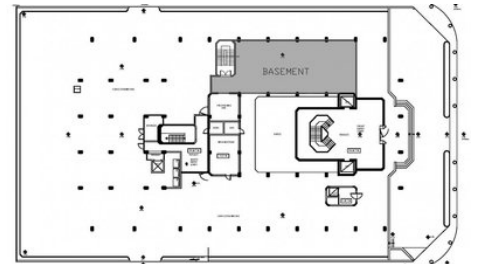
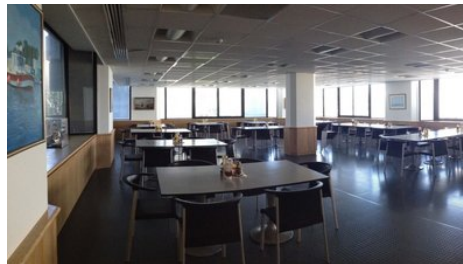
 **Limassol, Omonoia**

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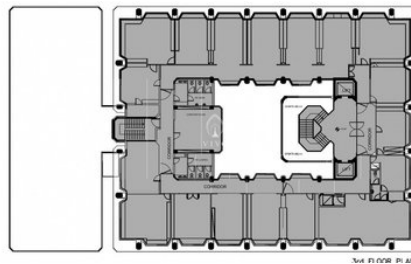


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3rd FLOOR PLAN



4th FLOOR PLAN

Price	€11,000,000	Type	Commercial Building
Covered	4073 m ²	Basement	210 m ²
Plot	3077 m ²	Status	Resale
Area	Limassol, Omonoia		

Description

This luxurious office building was designed and built to meet the requirements of demanding tenants. High specification and a design that can accommodate private offices and open plan arrangements. Situated in an excellent location, close to large organizations and high profile commercial developments. The building was recently renovated to high quality specifications.

This building is located close to Limassol's sea front and it is easily accessible from the highway and coastal road. Close to the main commercial port of Cyprus and new high profile developments such as Limassol Marina, the shopping mall, the Integrated Casino Resort and many other restaurants and bars. Close to 100% occupancy with reliable corporate tenants, offering stable and long term annual rental inflows.

It is a 4 storey building plus basement with a total area of 4.283 sqm. The latest refurbishment was done in 2021, including upgrade of facilities to comply with the latest fire safety regulations, complete redecoration of the building as well as energy efficiency upgrade.

The facilities it has:

Basement of 210 sqm of storage and archive area.

Ground floor of 313 sqm including a spacious lobby and reception areas.

1st floor of 1.370 sqm of office space, conference room, fully equipped canteen serving 125 persons and toilets.

2nd floor: 1.370 sqm of office space, conference room and toilets.

3rd floor: 1.020 sqm of office space, server room and toilets.

In addition it has double glazing windows with integrated blinds and climate control inverter type A/C system, A+++ rated.

Networking and security systems:

CAT 6 structured cabling (communication and networking). Server room incorporating security A/C and firefighting systems and fitted with fiber optic communication cable, access control fire and burglar alarm systems, partitions, carpet flooring, lighting, built-in furniture in veneered finish, three elevators for common use and one for direct access to executive offices.

In addition, it has drive in area for guests and ground floor gated parking area with 74 tenant and 5 guest parking spaces the majority of which are covered. A rented parking area located in an adjacent gated plot provides 52 additional covered parking spaces. A total of 131 parking spaces.



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