



**VIVO**  
REALTY



## IMPRESSIVE MODERN STYLING FIVE LEVEL BUSINESS CENTER FOR SALE IN THE HEART OF LIMASSOL

📍 Limassol, Limassol, City Center

179437





<b>Price</b>	€11,600,000 +VAT	<b>Type</b>	Commercial Building
<b>Bathrooms</b>	22	<b>Covered</b>	1789 m <sup>2</sup>
<b>Covered veranda</b>	285 m <sup>2</sup>	<b>Covered parking</b>	481 m <sup>2</sup>
<b>Plot</b>	788 m <sup>2</sup>	<b>Garden</b>	80 m <sup>2</sup>
<b>Status</b>	Key ready	<b>Area</b>	Limassol, Limassol, City Center

## Description

This Business Centre is a Five level Building located in the heart of Limassol in a short walk to Limassol's business and shopping district, the seafront and the new marina. Consisting 6 spacious contemporary offices with outdoor verandas, green areas, common café-lounge area on the 4th floor and a gym on the 5th floor. Striking modern styling, excellent configuration, and top-class build quality makes the tower visually attractive, offering comfort and cosy atmosphere to work.

- . Gr. Floor: 75m2 LOBBY / CAFE AREA / 15 COVERED PARKING SPACE
- . 1st Floor: 368m2 OFFICE 101
- . 2nd Floor: 368m2 OFFICES 201 & 202
- . 3rd Floor: 368m2 OFFICES 301 & 302
- . 4th Floor: 300m2 OFFICES 401 & 402
- . 5th Floor: 105m2

### SPECIFICATIONS

- Double Floor Height Reception with Coffee / Bar Area
- Server Rooms
- Raised Floor System
- Videophone Entry System
- CCTV Camera Common Areas
- Access Control System Main Door
- Remote Controlled Security Gated Car Entry
- Fire Detectors - All Floors
- Two Lifts / Two Stair Wells
- Internal Garden Area on Second Floor
- Suspended Path Ways
- Optional Gym Area on Level 5

### WALKING DISTANCE

- Molos Promenade
- Public Zoo
- Restaurants
- Cafeterias
- Anexartisias Shopping Area
- Limassol Marina
- Limassol Old Port

- Beach
- Bank
- Shop
- Hotel

The building is currently Rented with 5.5% ROI



### Office Properties

Office Administrator

✉ info@vivorealty.com.cy

☎ (+357) 25871010

## Facilities

Parking, Covered

Elevator

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## Features

Fire detector

Heart of city center

Easy access to main roads

City view

Business facilities

Veranda

CCTV

Near amenities

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## Distances

**Airport**

50 km

**Schools**

1 km



## Floor plans

