



VIVO
REALTY



OFFICE BUILDING FOR RENT IN SPYROU KYPRIANOU


 **Limassol, Kato Polemidia**

2181135





SPECIAL FEATURES
Incorporating the latest building technology



1. ENTRANCE CONTROL SYSTEM
The building entrance at Ground Floor and basement parking area entrance is equipped with Contactless™ digital access control.

2. FACADE
The building features a well-designed modern facade with generally low-rise and high-rising elements, including high-quality glass and aluminum cladding, and high-rise glass curtain walls.

3. TRAFFIC CONTROL SYSTEM
The basement parking area is equipped with a traffic control system, including a lift, to ensure smooth and efficient vehicle circulation.

4. ELEVATORS
High-speed elevators and escalators, with glass doors, are designed for easy access and efficient circulation.

5. LOAD-BEARING STRUCTURE
The building is constructed with a reinforced concrete frame with high-strength concrete and steel reinforcement, ensuring structural integrity and safety.

6. HEATING & COOLING
The building is equipped with a central air conditioning system, ensuring a comfortable and healthy indoor environment.

7. INTERNAL WALLS
The building features high-quality internal walls, including glass partitions and solid wall panels, ensuring a modern and professional appearance.

8. FLOORING
The building features high-quality flooring, including polished concrete, carpet, and tile, ensuring a durable and attractive finish.

9. KITCHEN
The building features a modern kitchen area, including high-quality appliances, cabinetry, and countertops, ensuring a functional and stylish space.

10. UTILITIES
The building features a dedicated utility area, including water supply, sewage, and gas lines, ensuring a reliable and efficient service.

11. FIRE ALARM SYSTEM
The building is equipped with a fire alarm system, including smoke detectors and manual call points, ensuring a safe and secure environment.

12. LIGHTING
The building features a modern lighting system, including recessed lighting and pendant lights, ensuring a bright and inviting atmosphere.

13. OFFICE EXTERNAL WALLS
The building features high-quality office external walls, including glass partitions and solid wall panels, ensuring a modern and professional appearance.

14. CCTV CAMERAS
The building is equipped with a CCTV camera system, ensuring a secure and monitored environment.

Rent	€51,500 /month	Type	Commercial Building
Covered	3043 m ²	Plot	1323 m ²
Year of Construction	2023	Status	Under construction
Energy efficiency rating	Certificate expected	Area	Limassol, Kato Polemidia

Description

This commercial building located in one of Limassol's main commercial hubs on Spyrou Kyprianou avenue, close proximity to significant related infrastructures such as respectable business centres, banks and restaurants. This outstanding building comprises of 6 floors of commercial office space, all of which are meticulously designed to reach the level of quality any high calibre business deserves and expects. Furthermore, the floor to ceiling windows provides astonishing city and mountain views, complementing the open plan configuration.

Delivery time June 2024

For more info kindly contact us!



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Floor plans

First FLOOR

- COVERED AREA: 274m²
- COVERED BALCONY: 55m²
- COMMON AREA: 40m²
- TOTAL FLOOR AREA: 369m²



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Second-Third FLOOR

- COVERED AREA: 274m²
- COVERED BALCONY: 55m²
- COMMON AREA: 40m²
- TOTAL FLOOR AREA: 369m²



NEOROSCE LITHIYOTI KATERIYANDI

Fourth FLOOR

- COVERED AREA: 274m²
- COVERED BALCONY: 55m²
- COMMON AREA: 40m²
- TOTAL FLOOR AREA: 369m²



NEOROSCE LITHIYOTI KATERIYANDI

Fifth FLOOR

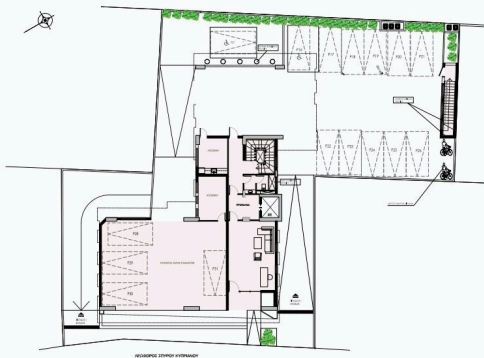
- COVERED AREA: 274m²
- COVERED BALCONY: 41m²
- COMMON AREA: 40m²
- TOTAL FLOOR AREA: 355m²



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Ground FLOOR

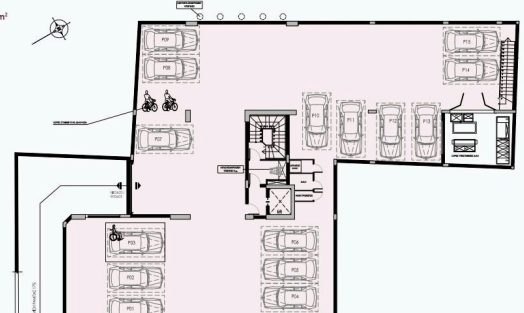
- LOBBY AREA: 100m²
- COVERED PARKING SPACES: 70m²
- PARKING SPACES: 14



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Underground FLOOR

- TOTAL COVERED AREA: 700m²
- PARKING SPACES: 15



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