



**VIVO**  
REALTY



## OFFICE BUILDING IN SPYROU KYPRIANOU AVENUE!


 [Limassol, Kato Polemidia](#)

2181141





**SPECIAL FEATURES**  
Incorporating the latest building technology



**1** **ENTRANCE**  
The building entrance is located on the ground floor and features a modern design with a large glass door and a canopy.

**2** **ENTRANCE CONTROL SYSTEM**  
The building entrance is equipped with a modern control system that includes a large glass door and a canopy.

**3** **FACADE**  
The building facade is a modern design with large glass windows and decorative yellow and orange panels.

**4** **TRAFFIC CONTROL SYSTEM**  
The building entrance is equipped with a modern control system that includes a large glass door and a canopy.

**5** **ELEVATORS**  
The building entrance is equipped with a modern control system that includes a large glass door and a canopy.

**6** **LOAD BEARING STRUCTURE**  
The building entrance is equipped with a modern control system that includes a large glass door and a canopy.

**7** **HEATING & COOLING**  
The building entrance is equipped with a modern control system that includes a large glass door and a canopy.

**8** **INTERNAL WALLS**  
The building entrance is equipped with a modern control system that includes a large glass door and a canopy.

**9** **FLOORING**  
The building entrance is equipped with a modern control system that includes a large glass door and a canopy.

**10** **KITCHEN**  
The building entrance is equipped with a modern control system that includes a large glass door and a canopy.

**11** **UTILITIES**  
The building entrance is equipped with a modern control system that includes a large glass door and a canopy.

**12** **FIRE ALARM SYSTEM**  
The building entrance is equipped with a modern control system that includes a large glass door and a canopy.

**13** **LIGHTING**  
The building entrance is equipped with a modern control system that includes a large glass door and a canopy.

**14** **OFFICE EXTERNAL WALLS**  
The building entrance is equipped with a modern control system that includes a large glass door and a canopy.

**15** **CCTV CAMERAS**  
The building entrance is equipped with a modern control system that includes a large glass door and a canopy.

<b>Price</b>	€11,000,000 +VAT	<b>Type</b>	Commercial Building
<b>Covered</b>	3043 m <sup>2</sup>	<b>Plot</b>	1323 m <sup>2</sup>
<b>Year of Construction</b>	2023	<b>Status</b>	Under construction
<b>Energy efficiency rating</b>	Certificate expected	<b>Area</b>	Limassol, Kato Polemidia

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## 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 or to book an appointment for viewing kindly contact us!



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## Facilities

Aircondition, Central system  
Elevator

Parking, Underground

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## Features

Fire detector  
Easy access to highway  
Lobby  
Reception  
Main road  
CCTV  
Near amenities

Easy access to main roads  
Entrance gate, automated  
Business facilities  
Meeting room  
Double glazing  
Luxury specifications  
Kitchen

## Floor plans

### First FLOOR

- COVERED AREA: 274m<sup>2</sup>
- COVERED BALCONY: 55m<sup>2</sup>
- COMMON AREA: 40m<sup>2</sup>
- TOTAL FLOOR AREA: 369m<sup>2</sup>



NEOROSCE STREET KITCHEN

### Second-Third FLOOR

- COVERED AREA: 274m<sup>2</sup>
- COVERED BALCONY: 55m<sup>2</sup>
- COMMON AREA: 40m<sup>2</sup>
- TOTAL FLOOR AREA: 369m<sup>2</sup>



NEOROSCE STREET KITCHEN

### Fourth FLOOR

- COVERED AREA: 274m<sup>2</sup>
- COVERED BALCONY: 55m<sup>2</sup>
- COMMON AREA: 40m<sup>2</sup>
- TOTAL FLOOR AREA: 369m<sup>2</sup>



NEOROSCE STREET KITCHEN

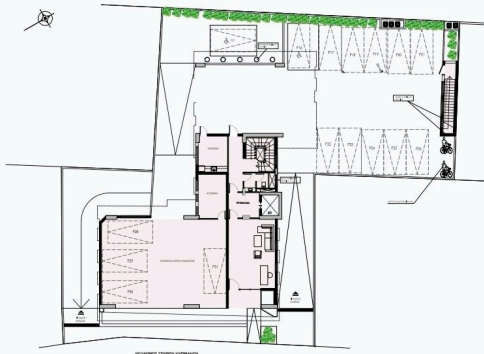
### Fifth FLOOR

- COVERED AREA: 274m<sup>2</sup>
- COVERED BALCONY: 55m<sup>2</sup>
- COMMON AREA: 40m<sup>2</sup>
- TOTAL FLOOR AREA: 375m<sup>2</sup>



NEOROSCE STREET KITCHEN

### Ground FLOOR



NEOROSCE STREET KITCHEN

- LOBBY AREA: 100m<sup>2</sup>
- COVERED PARKING SPACES: 70m<sup>2</sup>
- PARKING SPACES: 14

### Underground FLOOR

- TOTAL COVERED AREA: 700m<sup>2</sup>
- PARKING SPACES: 15

