



VIVO
REALTY



LUXURY OFFICE BUILDING FOR SALE

 [Limassol, Neapolis](#)

60180002





Price	€7,000,000 +VAT	Type	Commercial Building
Covered	823 m ²	Roof garden	53 m ²
Year of Construction	2023	Status	Under construction
Energy efficiency rating	A	Area	Limassol, Neapolis

Description

Luxury office building for sale located between neapolis and linopetra area within walking distance to the beach and all amenities and high end business firms

This modern low-rise building has been purposed esigned to suit one or more occupiers – highly suitable as a corporate headquarters, a regional office, or for boutique businesses looking to enhance their company's image with contemporary, functional office accommodation.

Basement - 193 sq.
 Ground Floor (lobby) 40sq

1st floor- 144 sq. floor area / 42sq uncovered area
 +
 MEZZANINE 83 sq.

2nd floor -136 sq. floor area / 27 sq. uncovered area
 3rd floor - 144 sq. floor area / 14sq uncovered area

Roof Garden53 sq.
 All the offices have access to the roof terrace and the common facilities through the common staircase and elevator.

All floors consist of 2 w/c a kitchen - server rooms and balconies + meeting rooms and 1 separate office

Internal finishes :

- Marble paving in entrance and lift lobbies
- Granite paving in staircase (flamed).
- Ceramic tiles in toilets, verandas.
- Raised floor in the offices: Panel W40 + Substructure TF3/SA High density (700 Kg/m³) chipboard core recycled and ecological, FSC certified mixed with thermosetting resin

Aluminium systems with double glazing glasses
 (Ug value less than 1.3 W/m²K) for all the floors of offices.

All other windows will be operable - tilt and turn type (MU2075 thermal series).

ELECTRICAL SPECIFICATIONS

- LED lighting
- Server room
- Structure cabling & WIFI network
- Fire detection system
- Lightning protection system
- Smart control system for lights
- Security system
- Sound system
- Access control system
- CCT

CAR PARKING

Car parking spaces on basement level and ground level.

-Electric barriers controlling the entrance and exit of cars.

The car parking floor will be UniPoxy – Coat epoxy system (by GiZet) or sim

Completion May 2024



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Facilities

Aircondition, Central system
Elevator

Parking, Underground

Features

Energy efficient doors/windows
Raised floors
Sound insulation
Heart of city center
Easy access to highway
Connected to electric mains
Internal stairs
Ceramic tiles
Reception
Kitchenette
Granite flooring
Near public transport
Veranda
Sea view
Near amenities
Roof Garden

Server room
Fire detector
Thermal insulation
Easy access to main roads
High ceilings
Entrance gate, automated
City view
Lobby
Meeting room
Alarm system
Double glazing
IT support
Luxury specifications
Near bus route
Kitchen