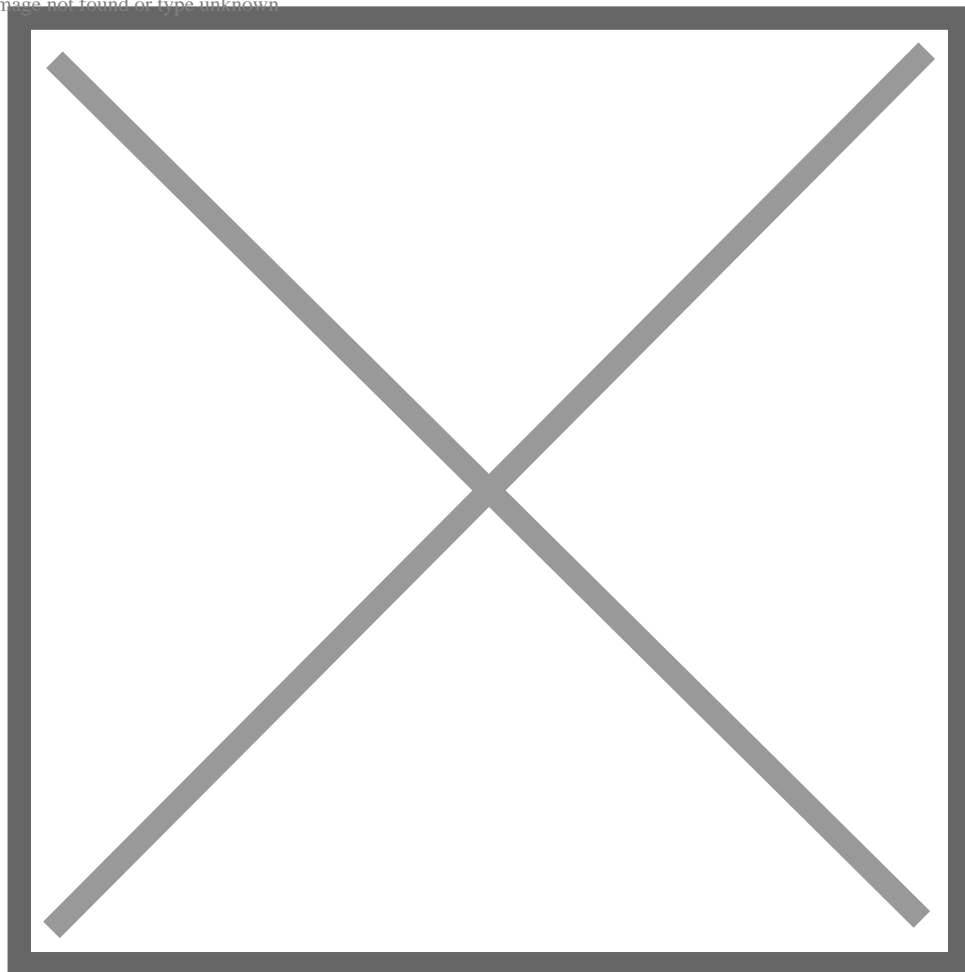


Commercial (Shop) in Linopetra, Limassol for sale

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**€1,860,000 - €2,437,000
+VAT**

REF. NUMBER: **#SA26143**

COVERED AREA: **300m²**

TOILETS: **1**

PARKING SPACES: **5**

✓ Kitchen

✓ Heating

✓ Air Condition

✓ Storage

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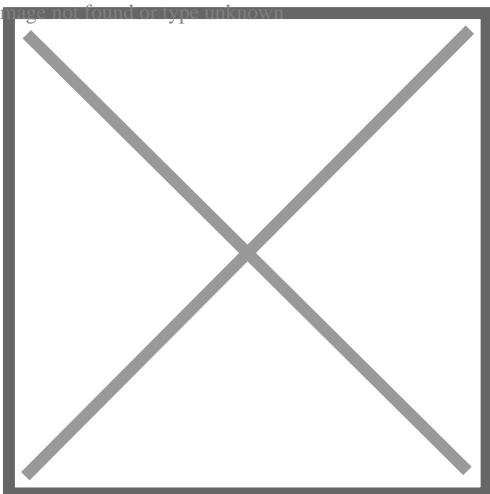


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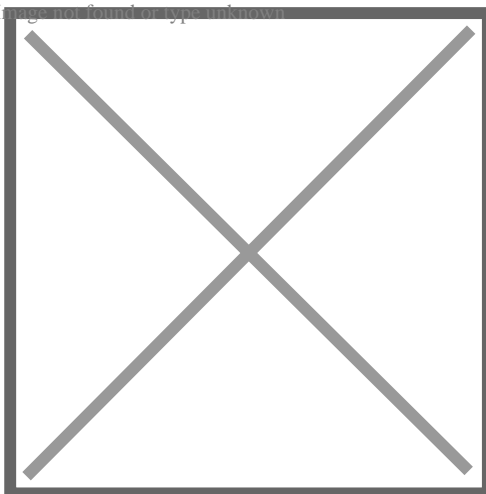
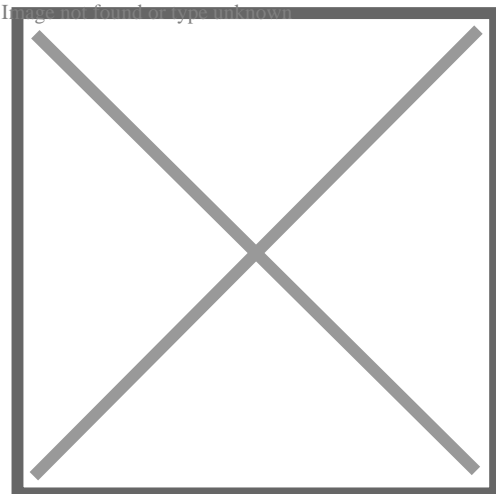


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Commercial (Shop) in Linopetra, Limassol for sale

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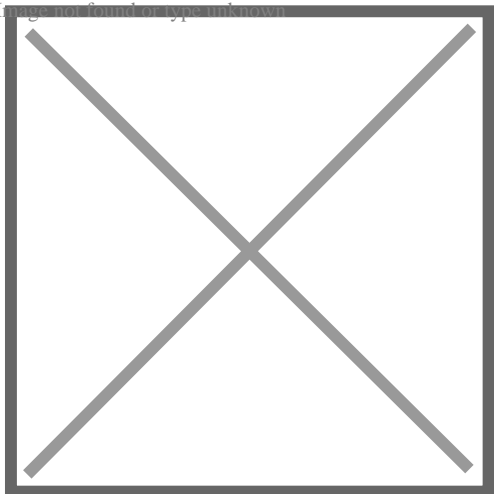


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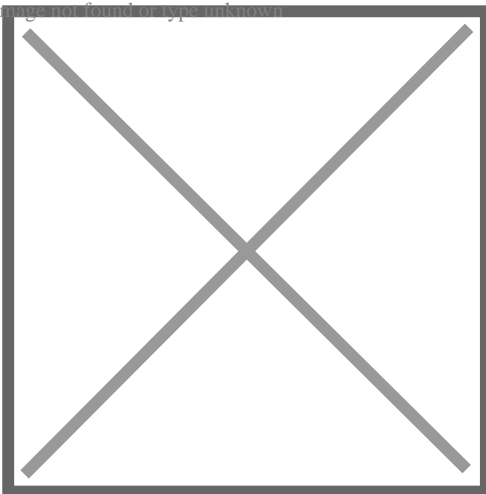
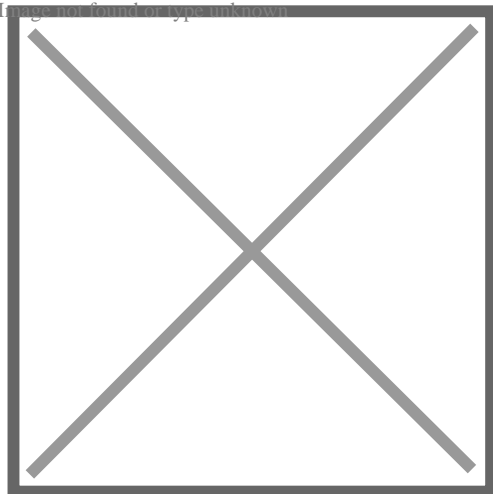


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Commercial (Shop) in Linopetra, Limassol for sale

Description

Amazing development with impressive location exactly in one of the most busiest roads in a well-known business area of Limassol. Convenient access and proximity to main highways. Stunning and unusual design using only modern and high-quality materials and finishes. The building offers spacious modern offices with 7 levels, 2 level underground parking, technical floor and roof garden. High quality entrance group, luxury lobby and other facilities provides business environment remarkable experience for people working there as well as the guest.

Project is a state-of-the art building with a stunning design and magnificent, spacious offices. Perfectly planned internal workspaces, comfortable meeting rooms, two-level parking and an impressive entrance group create a perfect business atmosphere. With a high-status location, this is a full-value platform for the international business development.

- Total project area of 12,250 m²
- 7 floors
- 2-level underground parking – 3,067 m²
- Spacious lobby with custom interior design and ceiling height of more than 7 m
- 4 shops with mezzanines
- 4 full-fledged office floors with an area of more than 1,000 m² each*
- Pure ceiling height of 3 m
- Useful roof with a garden and a sitting area – Roof Garden
- Maintenance floor, server rooms, and an archive
- Gym and SPA
- Dining room and coffee shop for employees
- Parking spaces for electric vehicles with a charger
- Bicycle parking for 20 bikes

*Each floor has two staircases and elevator sections and can be divided into 1–3 offices if necessary. The project is based on an understanding of the flexibility of the workspace and adaptability to the changing requirements of buyers and tenants. The entire engineering of project is well-thought-out in terms of multifunctionality of tasks, effective space planning, and ergonomics.

Automated control of power supply, lighting, ventilation, and air conditioning systems.

Particular attention was paid to security during the project development: an access control system is provided, as well as a video surveillance system at all the entrances to the premises, the adjacent

territory, parking, and the lobby. There is a parking access system with license plate recognition.
Four shops for sale are available.
Covered area starts from 300 sq.m up to 393 sq.m.
Parking spaces from 5 up to 7 spaces.
PLUS V.A.T