



Limassol Business Center



headquarters of life

Limassol Business Center

THIS COMMERCIAL BUILDING IS IN A CLASS OF ITS OWN DUE TO THE ASTONISHING MODERN STYLE CREATED BY ONE OF THE TOP CYPRUS ARCHITECTS

It offers 6 floors of luxurious offices and 35 car parking spaces. Each floor consists of 2-4 separate smartly sized offices to accommodate a small-to-medium sized business. Each owner will enjoy a spacious veranda overlooking the city centre.



This well known area is located in the heart of the city centre only moments away from significant infrastructures, from prestigious business centres to banks and from refined restaurants to high class lounges. This location is ideal for attracting new business prospects as well as conducting important business meetings.



*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras.

major benefits

- Stunning business centre designed by one of the best architects
- Located in the heart of a well known business area
- 2-4 offices per floor smartly designed to accommodate small to medium sized businesses

- Common facilities include a reception area and 35 parking spaces
- Within easy reach to all necessary infrastructure
- Stylish cafeterias, luxurious restaurants, banks, schools, and shops are only moments away



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• introduction

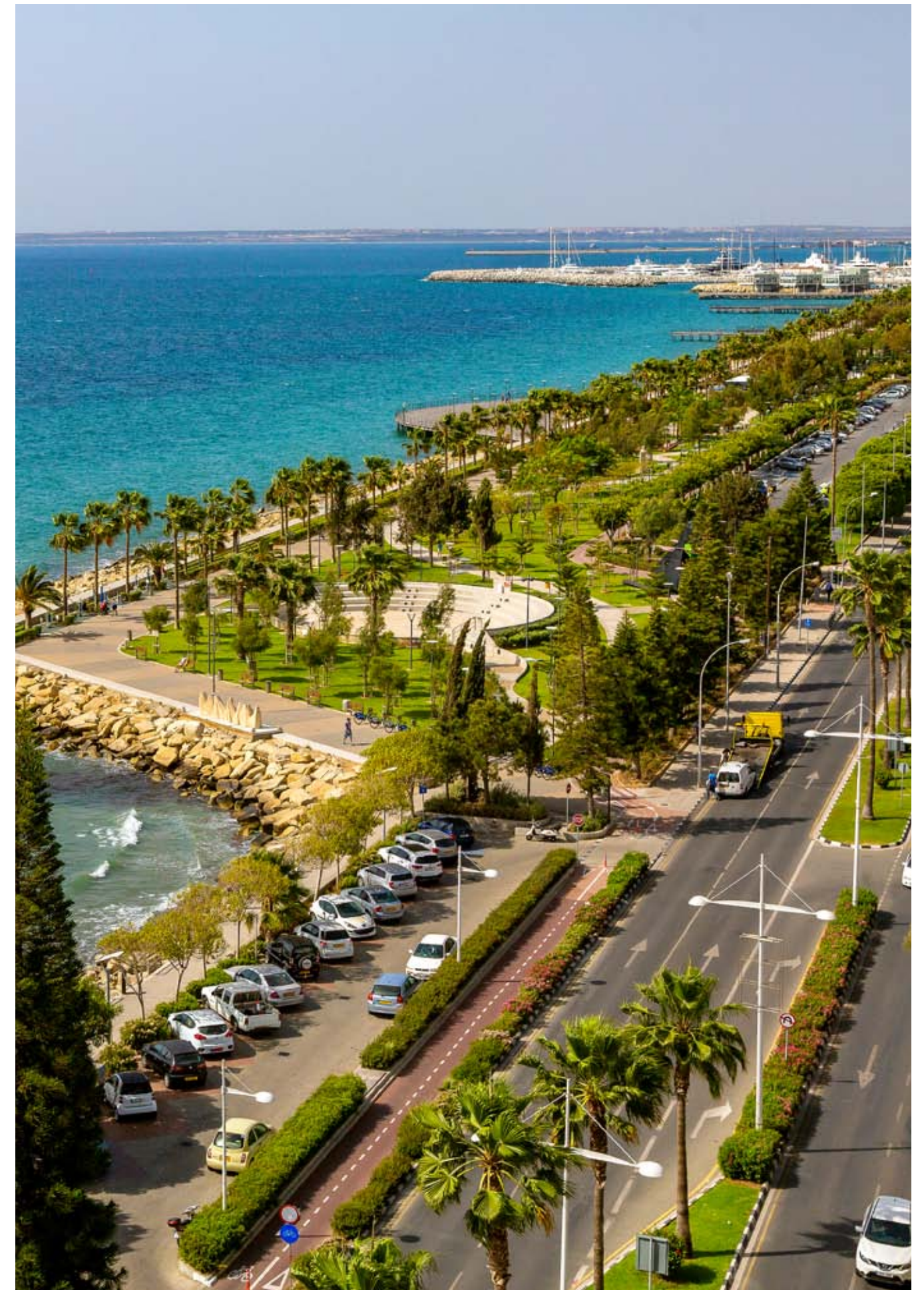
LIMASSOL COMBINES THE FAST PACE OF A CITY AND THE COMFORT OF A FIRST-CLASS MEDITERRANEAN RESORT

Limassol is the second largest urban area in Cyprus, located on the southern coast, with an urban population of 160,000 – 176,700.

Limassol was built between two ancient cities – Amathus and Kourion – and during Byzantine rule it was known as Neapolis (new town). Limassol's historical centre is located around its medieval Limassol Castle and the Old Port. Today the city spreads along the Mediterranean coast and has extended much farther than the castle and port, with its suburbs stretching along the coast to Amathus.

The history of Limassol is largely associated with the Third Crusade of Richard the Lionheart, who arrived in Limassol in 1191 on his way to the Holy Land. He arrested the renegade Byzantine Greek governor of Cyprus Limassol, Isaac Komnenos, taking over the entire island, and bringing the long Byzantine dominion of Cyprus to an end. Richard also celebrated his marriage with Berengaria who had received the crown as queen of England in Limassol. Richard destroyed Amathus and the inhabitants were transferred to Limassol.

Limassol has a Subtropical-Mediterranean climate with warm to hot and dry summers as well as very mild winters, separated by short springs and autumns which are generally pleasant.



location

THE BUSINESS CENTRE IS LOCATED RIGHT AT THE HEART OF LIMASSOL'S HISTORIC CENTRE, NEAR THE MOLOS PARK, THE CITY'S MOST AMAZING PROMENADE

Limassol Business Center is situated in one of the most desirable residential locations, close to Limassol's business hub and a vibrant urban centre. The development is located near a beautiful seafront with direct access to an array of fine restaurants, vibrant cafes, high end shops and commercial centres. This sophisticated property is near the Limassol Marina and it is considered to be one of the most exclusive and superior marina destinations in the wider Mediterranean and the Middle East. The Limassol marina offers fine dining, shopping and leisure activities as well as a fully-serviced marina embodying successfully a luxurious Mediterranean lifestyle.



exterior



**2-4 offices per floor smartly designed
to accommodate small to medium
sized businesses**



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exterior



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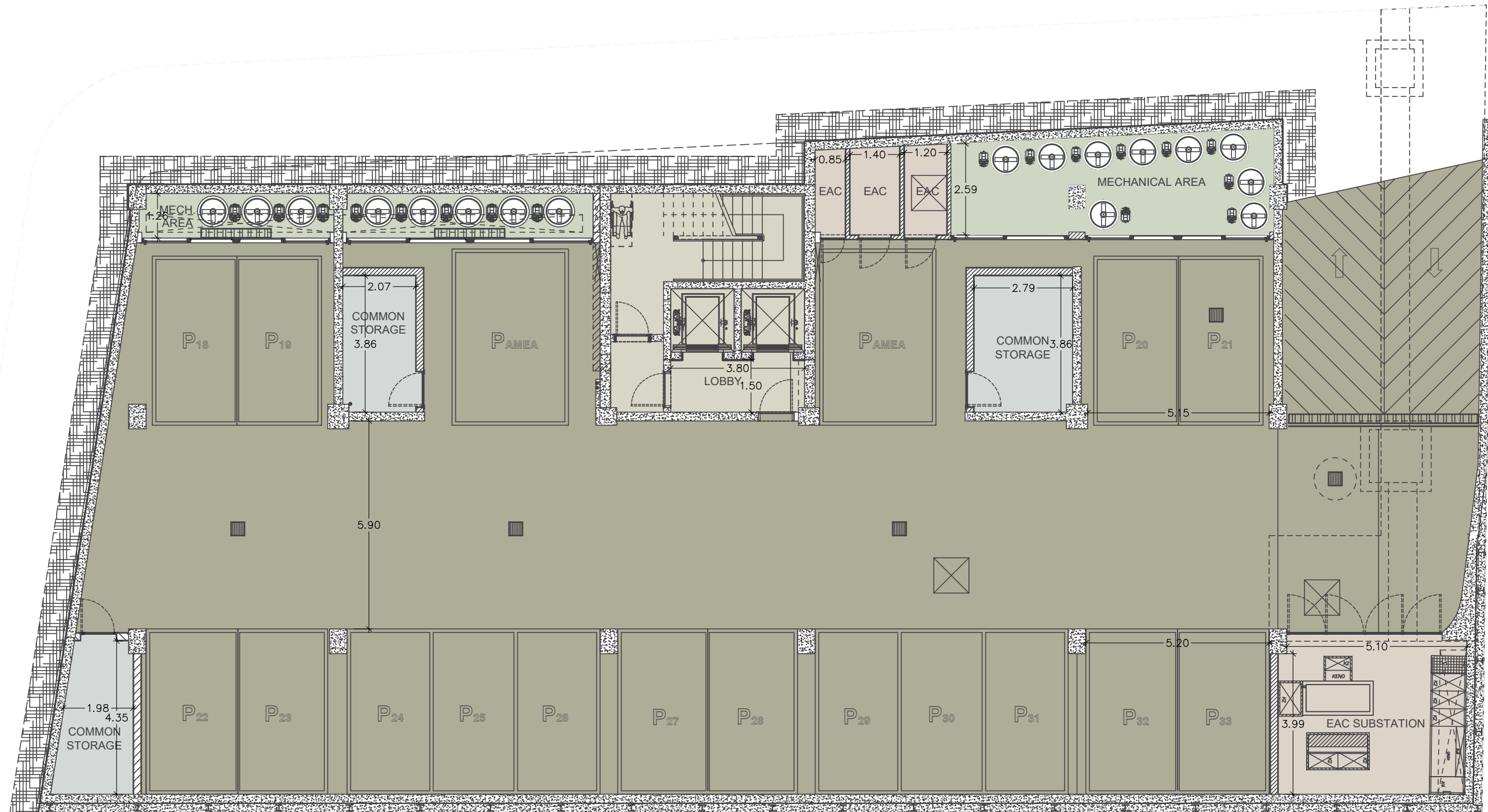
choice of properties



UNIT N°	PROPERTY TYPE	NO OF PARK SPACES	INDOOR AREA M ²	COV. VERANDA M ²	UNCOVERED VERANDA M ²	STORAGE M ²	COMMON AREA PER UNIT M ²	TOTAL AREA M ²
101	Office	1	85.20		0.00	0.00	19.49	104.69
102	Office	2	100.55		0.00	0.00	23.00	123.55
103	Office	2	100.25		0.00	0.00	22.93	123.18
104	Office	1	84.75		0.00	0.00	19.39	104.14
201	Office	1	85.20		0.00	0.00	19.49	104.69
202	Office	2	100.55		0.00	0.00	23.00	123.55
203	Office	2	100.25		0.00	0.00	22.93	123.18
204	Office	1	84.75		0.00	0.00	19.39	104.14
301	Office	1	85.20		0.00	0.00	19.49	104.69
302	Office	2	100.55		0.00	0.00	23.00	123.55
303	Office	2	100.25		0.00	0.00	22.93	123.18
304	Office	1	84.75		0.00	0.00	19.39	104.14
401	Office	3	106.85	74.80	33.20	0.00	41.56	256.41
402	Office	3	106.70	74.80	33.20	0.00	41.52	256.22
501	Office	4	106.85	61.95	12.85	0.00	38.62	220.27
502	Office	4	106.70	61.95	12.85	0.00	38.58	220.08
501	Office	0	10.95	117.50	9.95	21.10	29.39	188.89
502	Office	0	10.95	117.50	9.95	21.10	29.39	188.89

NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits

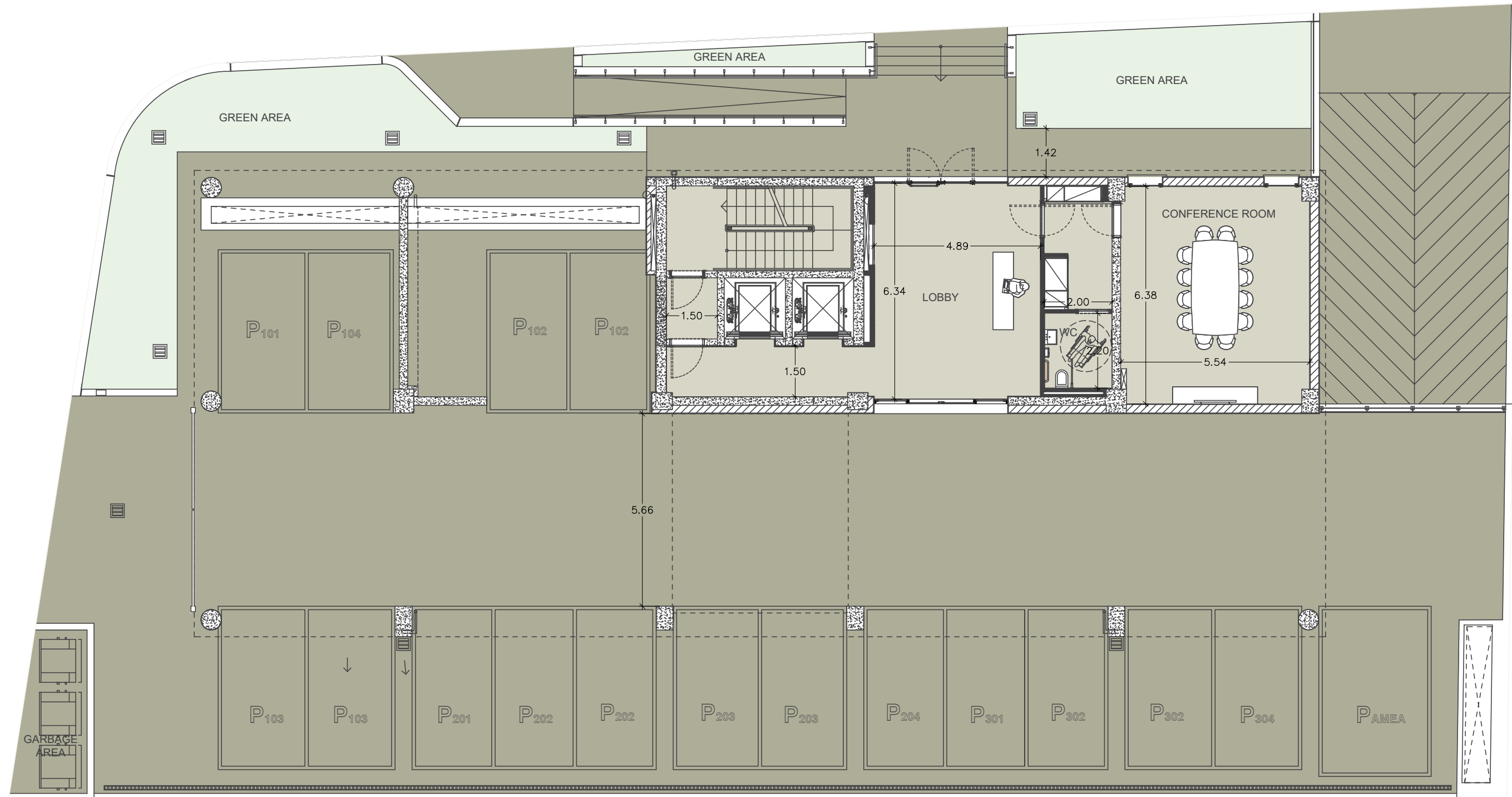
basement



*Floor plans show approximate measurements only. Exact layout and sizes may vary.

floor plans

ground floor



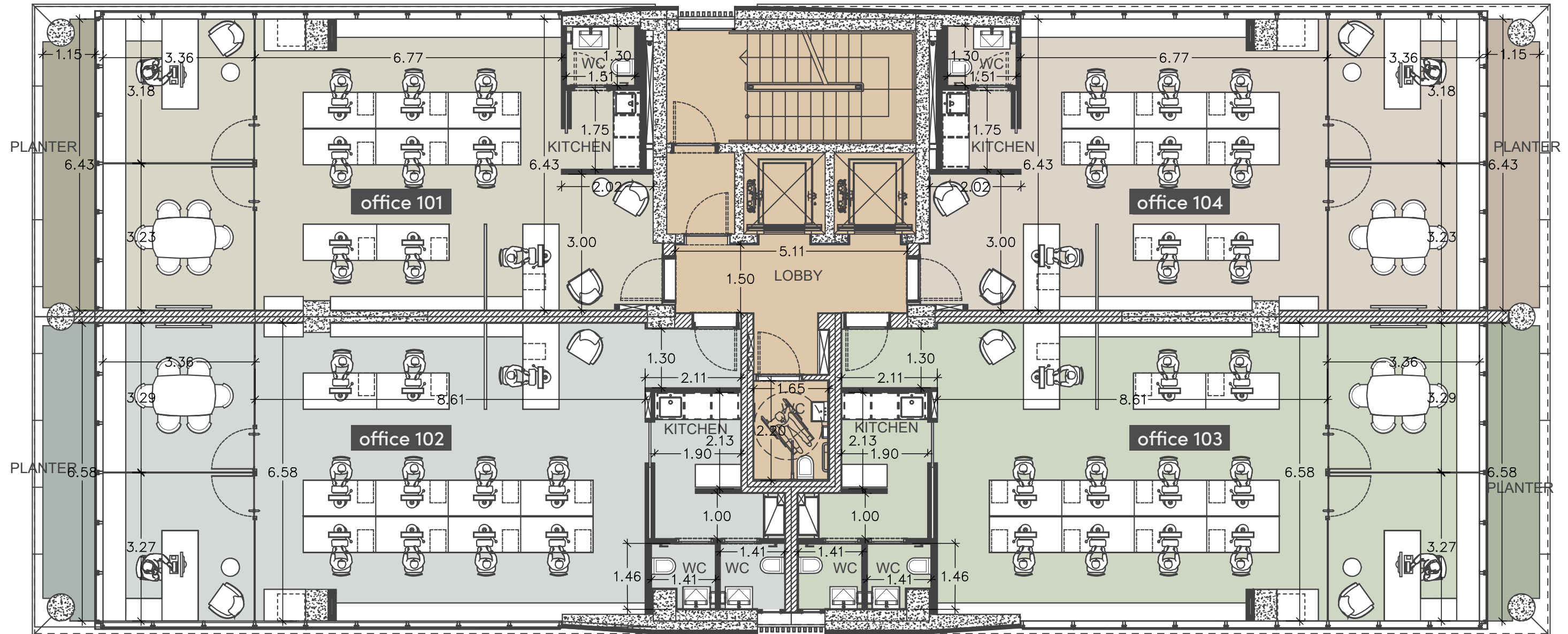
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floor plans



floor 1

UNIT N°	TOTAL AREA M ²
101	104.69
102	123.55
103	123.18
104	104.14



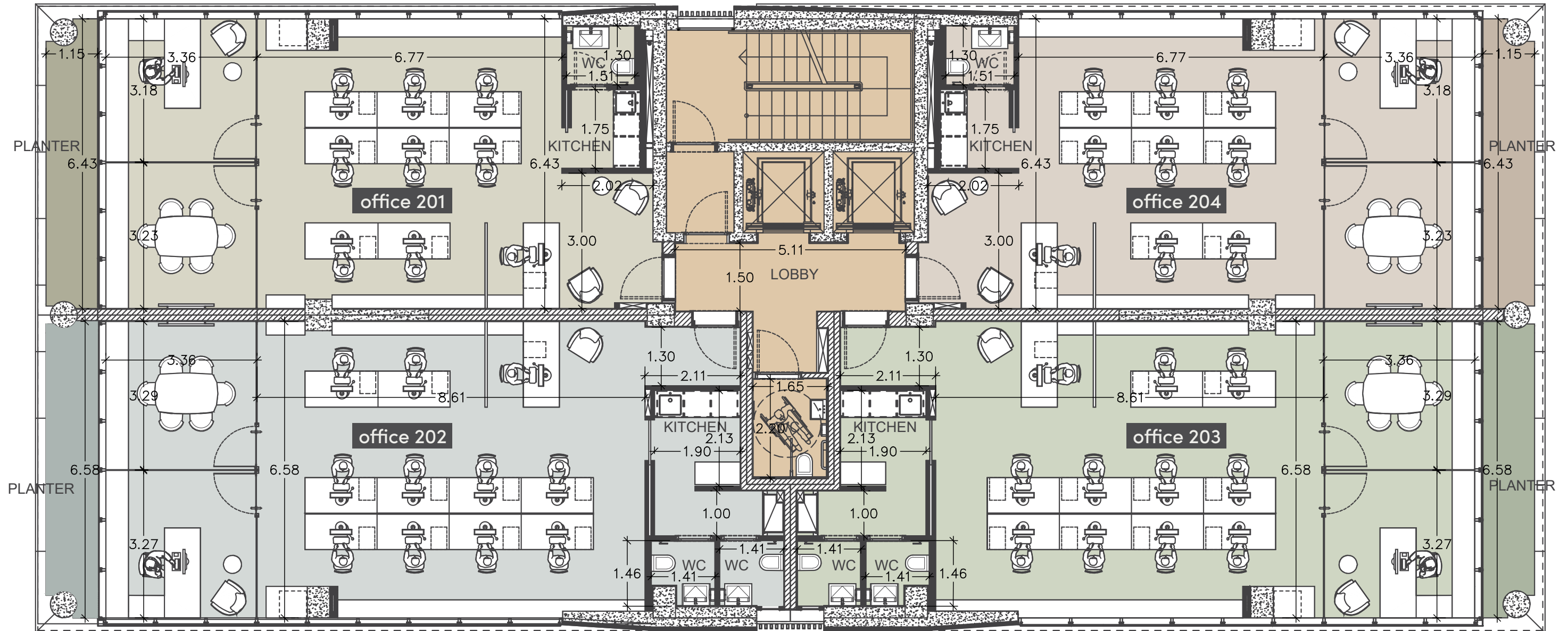
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floor plans



floor 2

UNIT N°	TOTAL AREA M ²
201	104.69
202	123.55
203	123.18
204	104.14



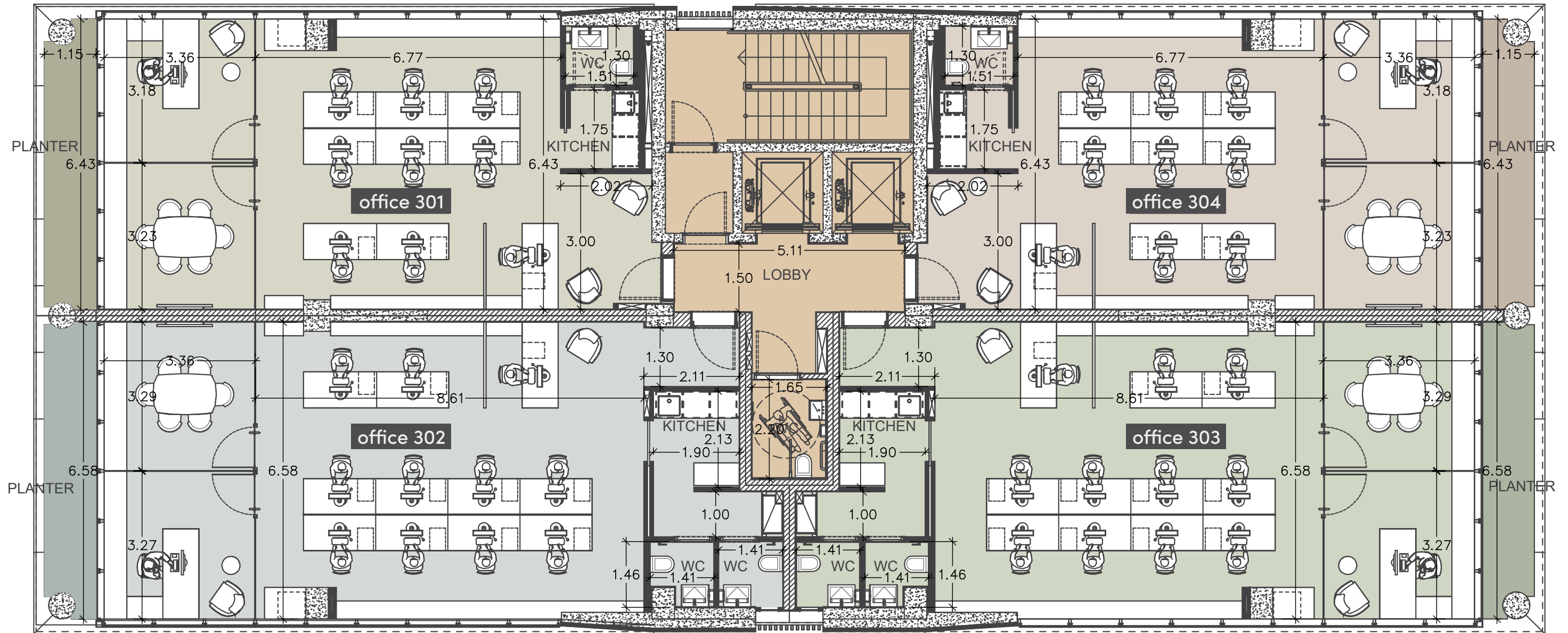
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floor plans



floor 3

UNIT N°	TOTAL AREA M ²
301	104.69
302	123.55
303	123.18
304	104.14



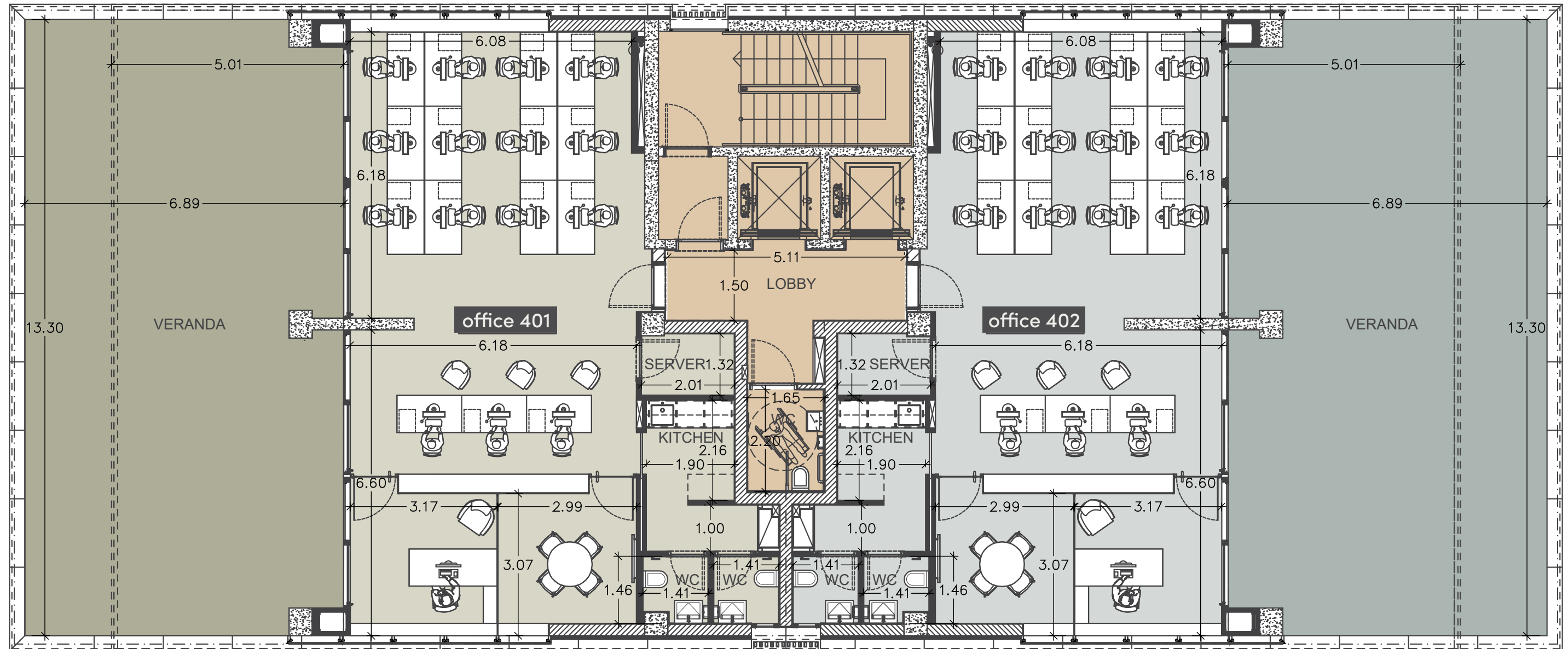
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floor plans



floor 4

UNIT N°	TOTAL AREA M ²
401	256.41
402	256.22



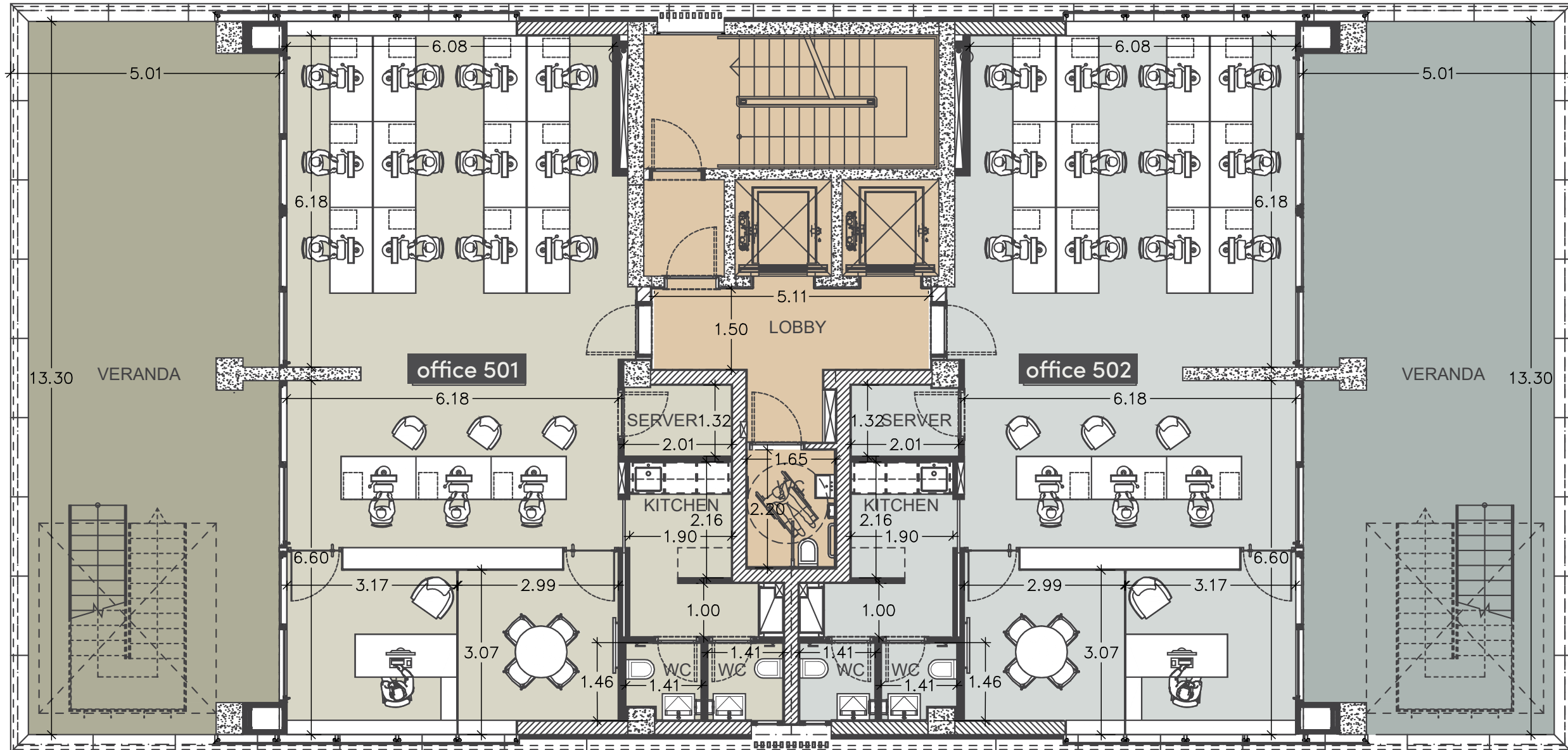
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floor plans



floor 5

UNIT N°	TOTAL AREA M ²
501	220.27
502	220.08



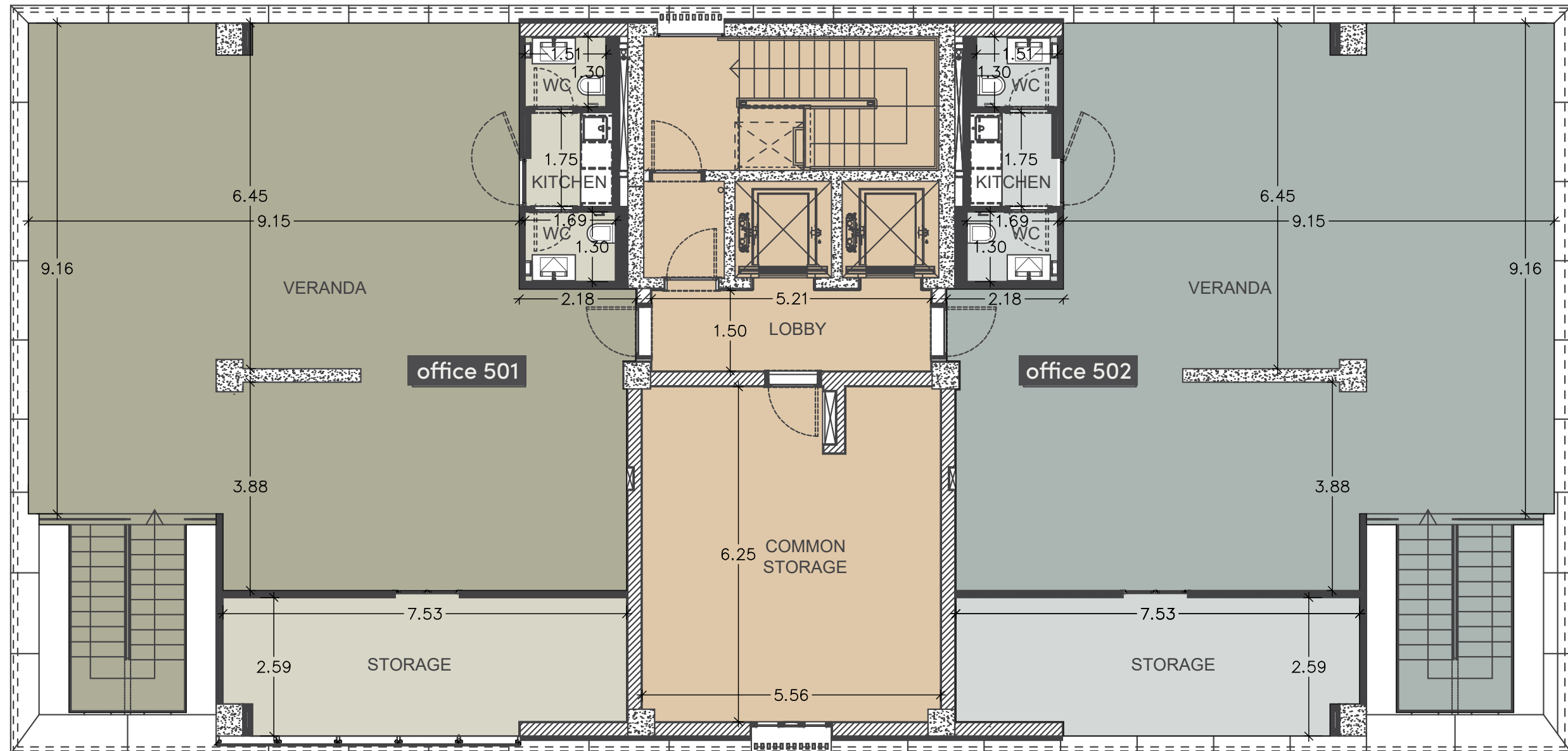
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floor plans



floor 5

UNIT N°	TOTAL AREA M ²
501	188.89
502	188.89



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signature finishes

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

- High standards of finish
- Raised floor with carpet finishes in offices
- Ceramic tiles for floors and walls in bathrooms
- Non slip ceramic floor tiles on verandas
- Natural marble floor in common areas
- High ceilings (2.90 m)
- Security and fireproof entrance door with intercom system
- Provisions for A/C units in each office
- High standard sanitary ware from European brands
- Thermal aluminum window frames with double glazing
- High standard kitchen cabinets

NOTE: movable furniture, home appliances & interior items are extras



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immigration opportunities

PERMANENT RESIDENCE PERMIT

UNIQUE CYPRUS PERMANENT RESIDENCE FOR PROPERTY BUYERS

- Lifelong validity
- For all family members inc. children and parents
- Possibility to own a business in Cyprus

The Cyprus Permanent Residence Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and maybe the first step towards a successful application for the Cyprus Investment Programme. We offer an "A to Z" service for non-EU citizens seeking residence in Cyprus through of buying a property.

To be granted a lifelong (permanent) residence permit in Cyprus, the applicant needs to purchase a new residential property or two new properties from the same property development company at a total price of 300 000 Euros excluding VAT. At the time of submission of the application, 200 000 Euros (excluding VAT) must be transferred in the settlements of the property and the contract of sale must be registered at the Lands Office. The issuance of the Permanent Residence Permit takes approximately 2 months from the day of submission of all relevant documentation and covers all family members, including financially dependent children under 25 years old. The Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.



