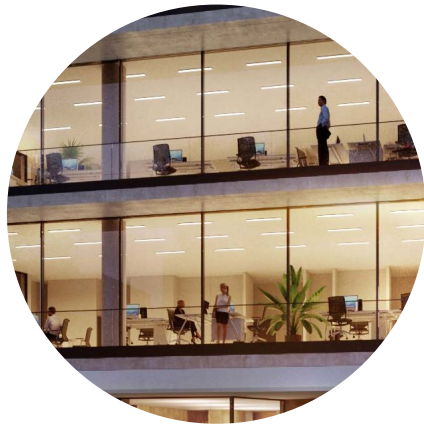
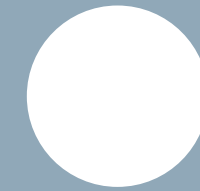


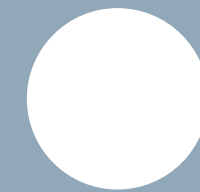


spyrou kyprianou tower





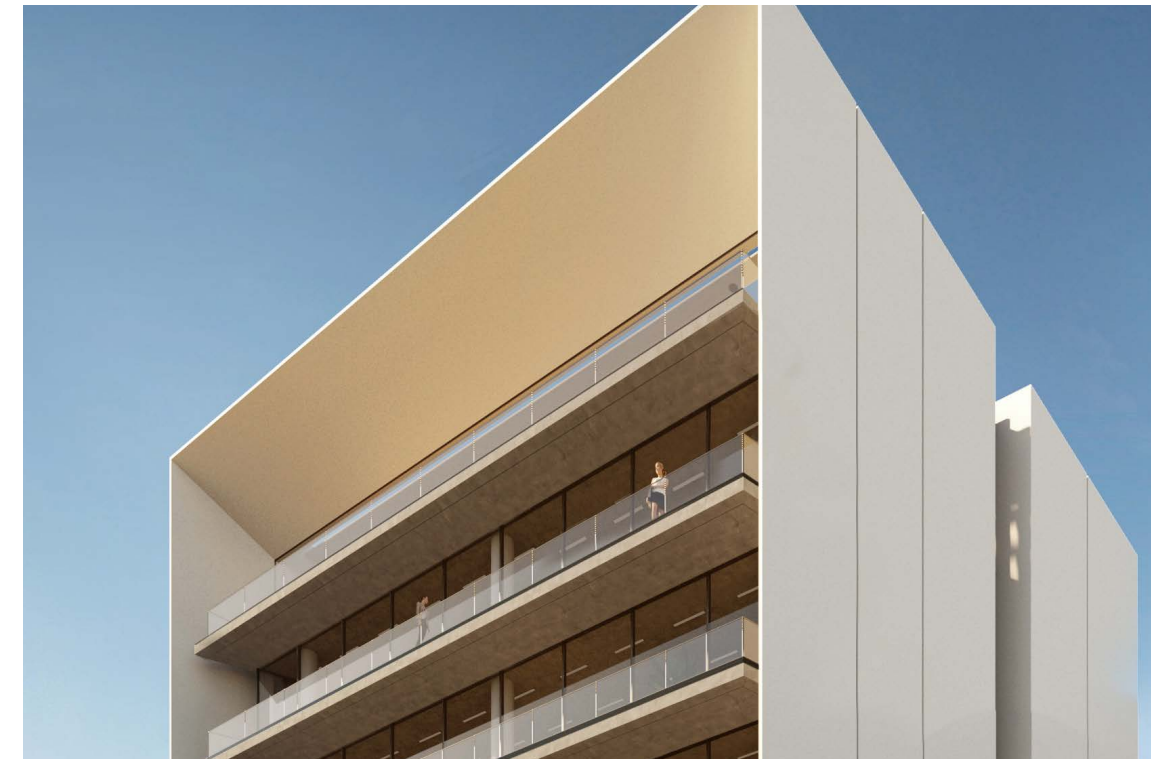
built to succeed



# • spyrou kyprianou tower

**THIS BEAUTIFULLY  
DESIGNED PROJECT IS  
SIMPLY A MASTERPIECE  
OF CONTEMPORARY  
ARCHITECTURE AT ITS  
BEST**

Designed by one of the most renowned leading design studios in London, Spyrou Kyprianou Tower speaks for itself through its meticulous design and esthetique. The five-storey development consists of 5 luxurious offices with one on each floor, providing ample space and functional structures. Spacious layouts carefully thought out to compliment an effective professional working environment.



**EACH OFFICE IS  
DESIGNED WITH  
NOTHING BUT  
PERFECTION IN  
MIND**

carefully selected European brands and high standards of finish. A modern luxury development that defines a design through sophisticated qualities and high-end style. This is where balance, colour, movement and shape blend together as one to offer a prestigious professional workspace that promotes only success and accomplishment.



# major benefits

- Designed and developed by a leading London design studio
- Exquisite modern design
- Spacious professional working areas
- Carefully well thought out layouts
- Located at a thriving business hub in the center of the city
- Welcoming elegant reception area

- 21 parking spaces
- Easy access to modern infrastructures and amenities
- Carefully selected European brands
- High standards of finish
- High ceilings
- Floor to ceiling windows



# • introduction

## **LIMASSOL — A HUB OF MODERN CREATIVITY AND ANCIENT HISTORY**

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 further 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.



# location

**SPYROU KYPRIANOU AVENUE IN LIMASSOL IS ONE OF THE BUSIEST BUSINESS HUBS IN THE CENTER OF THE CITY**

Easy access to all modern infrastructures and amenities from fine dining to business centers and from high end shopping boutiques to leisure centers. Various businesses can be found in this area as well as several cultural clubs and plenty of beautiful parks filled with green scenery. Surrounded by ample amenities and minutes away from the Old Town which also offers immediate access to the highway. This area simply provides an ease of accessibility to anywhere in Limassol which is an important benefit of this astounding destination.



• exterior



# ◉ exterior





# choice of properties



UNIT N°	PROPERTY TYPE	NO OF PARK SPACES	INDOOR AREA M <sup>2</sup>	COV. VERANDA M <sup>2</sup>	SELLABLE AUXILIARY floor area	COMMON AREA PER UNIT M <sup>2</sup>	TOTAL AREA M <sup>2</sup>
101	Office	4	206,00	41,00		62,34	309,34
201	Office	4	206,00	41,00		62,34	309,34
301	Office	4	206,00	41,00		62,34	309,34
401	Office	4	206,00	41,00		62,34	309,34
501	Office	5	206,00	131,00	6th 42.00	95,65	474,65

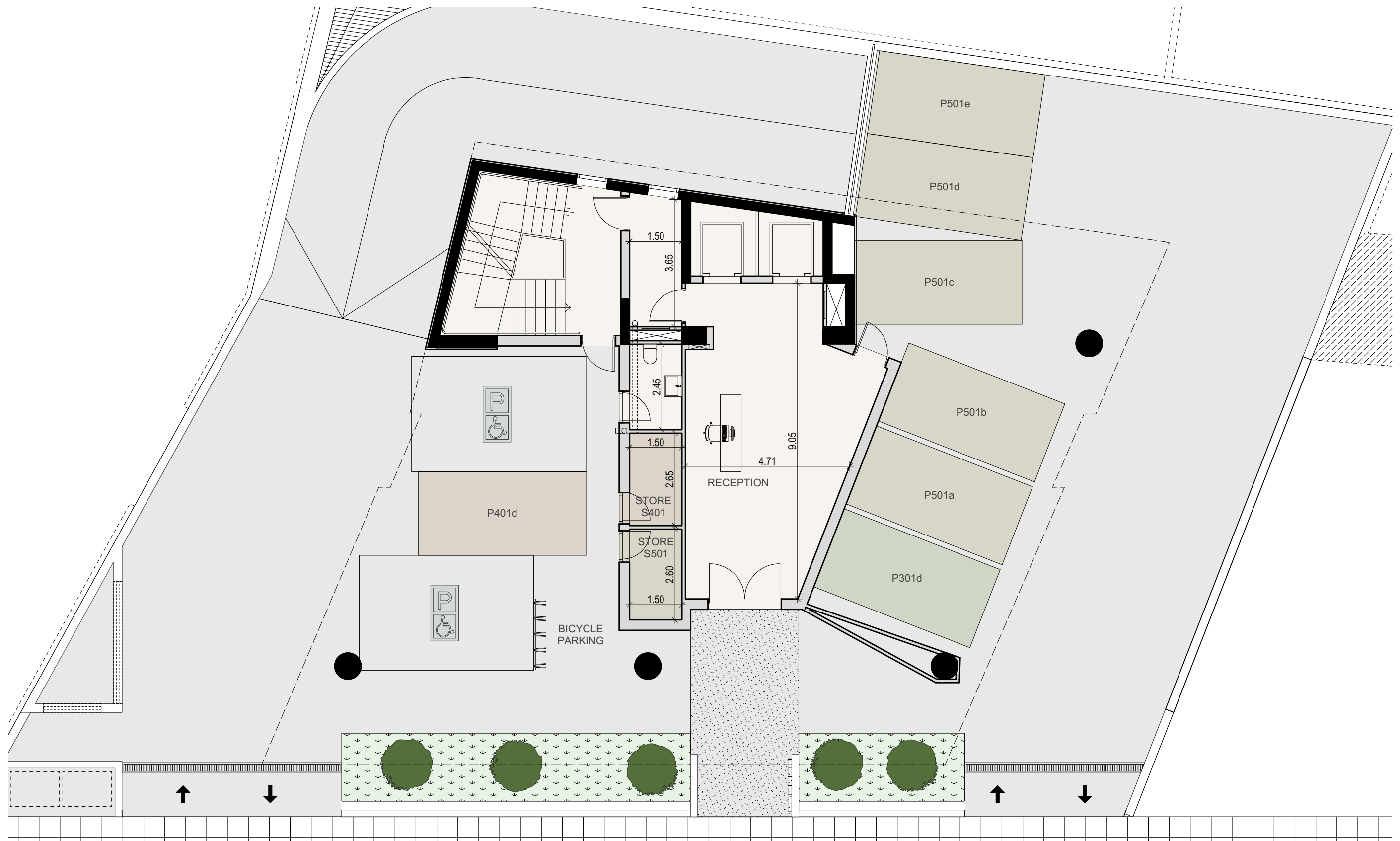
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits

# basement



# • floor plans

## ground floor

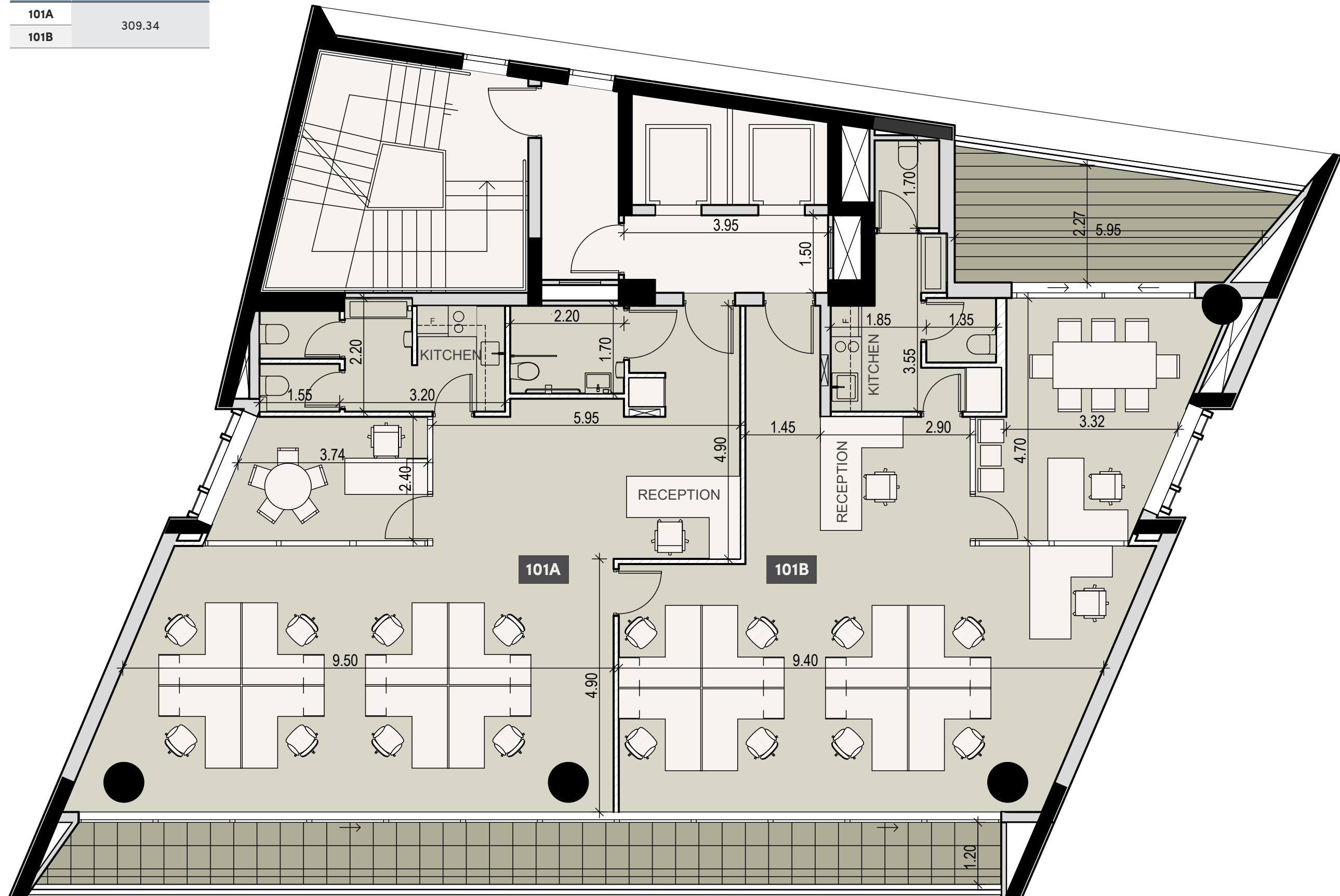


# floor plans



## floor 1

UNIT N°	TOTAL AREA M <sup>2</sup>
101A	309.34
101B	

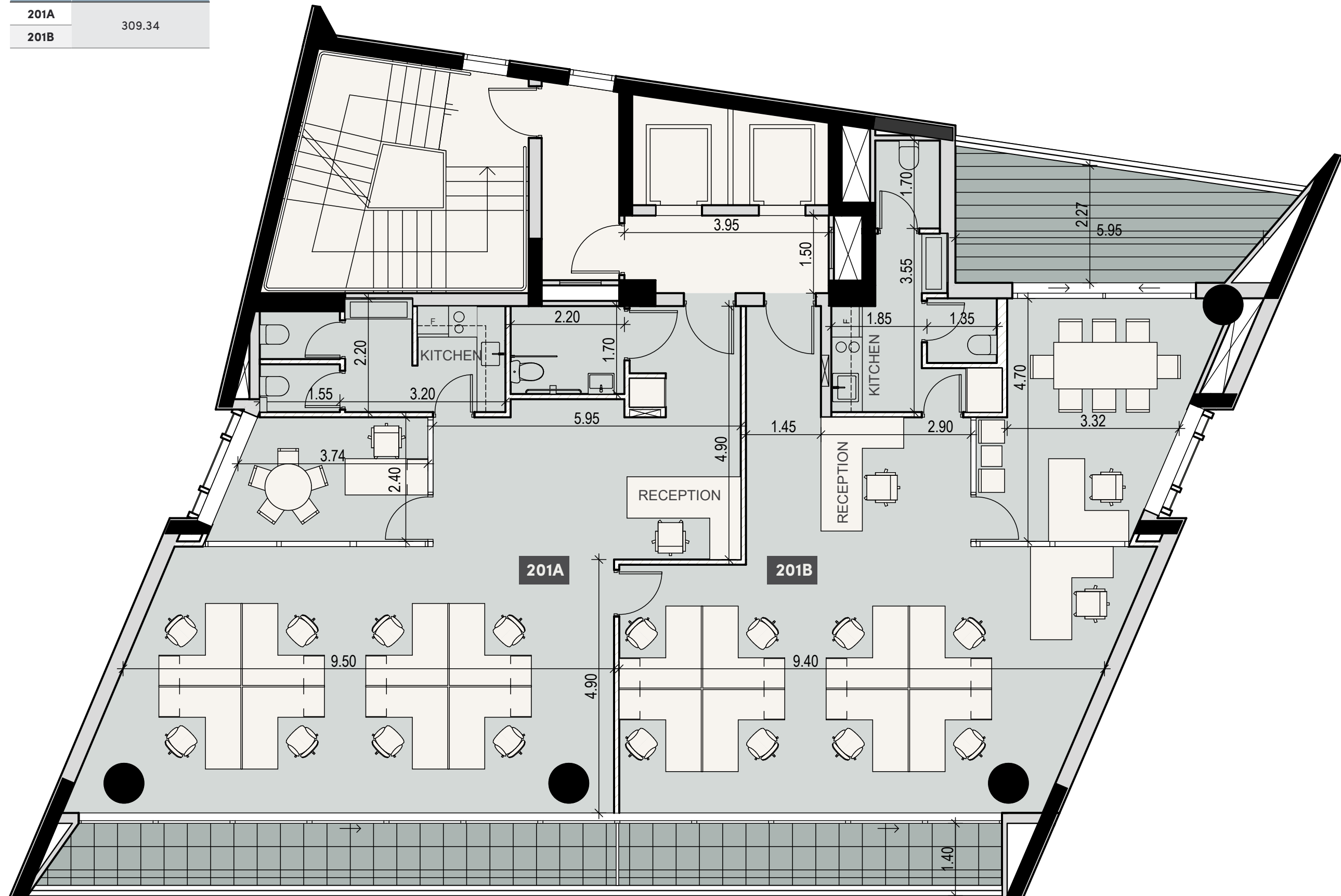


# • floor plans



## floor 2

UNIT N°	TOTAL AREA M <sup>2</sup>
201A	309.34
201B	

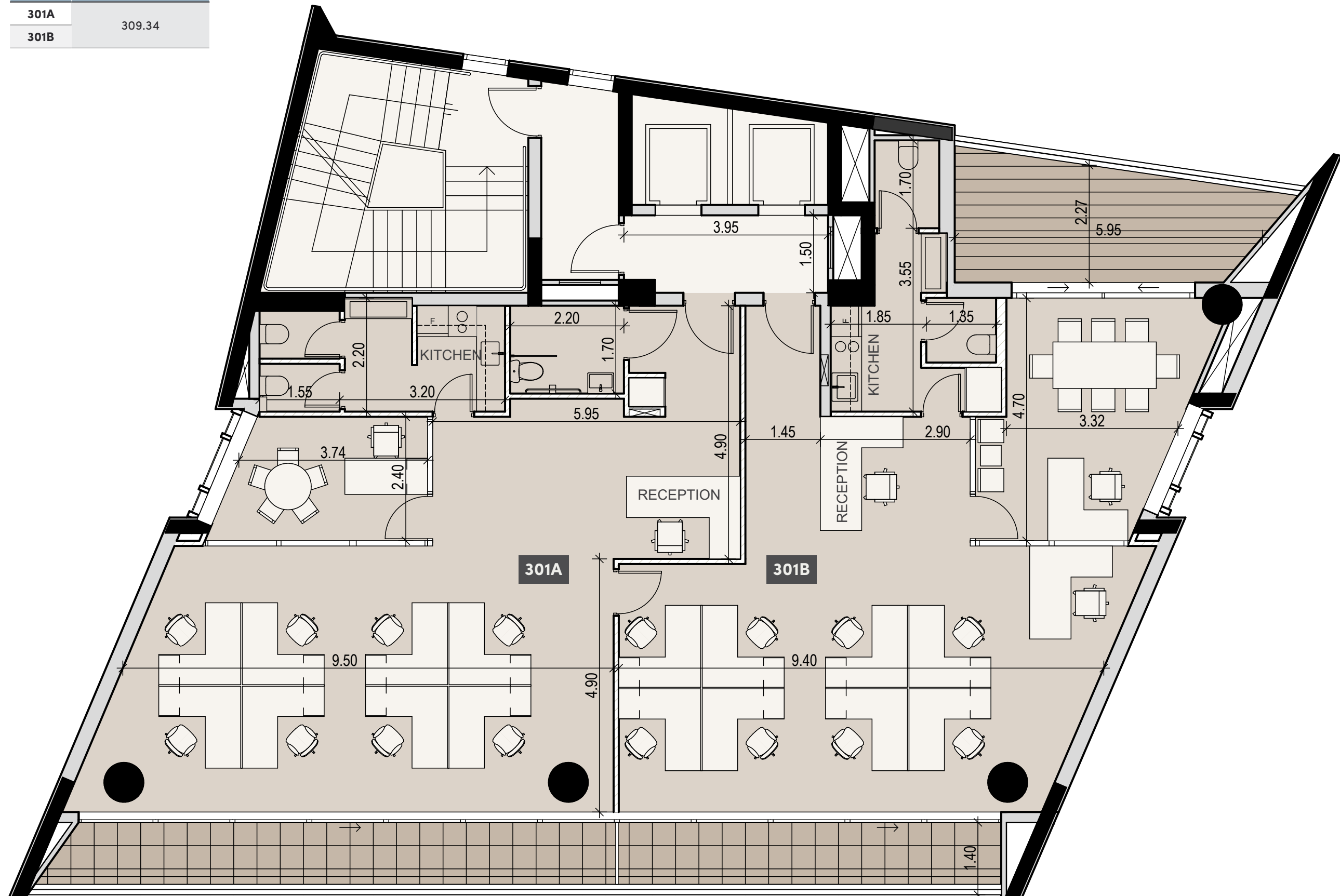


# • floor plans



## floor 3

UNIT N°	TOTAL AREA M <sup>2</sup>
301A	309.34
301B	

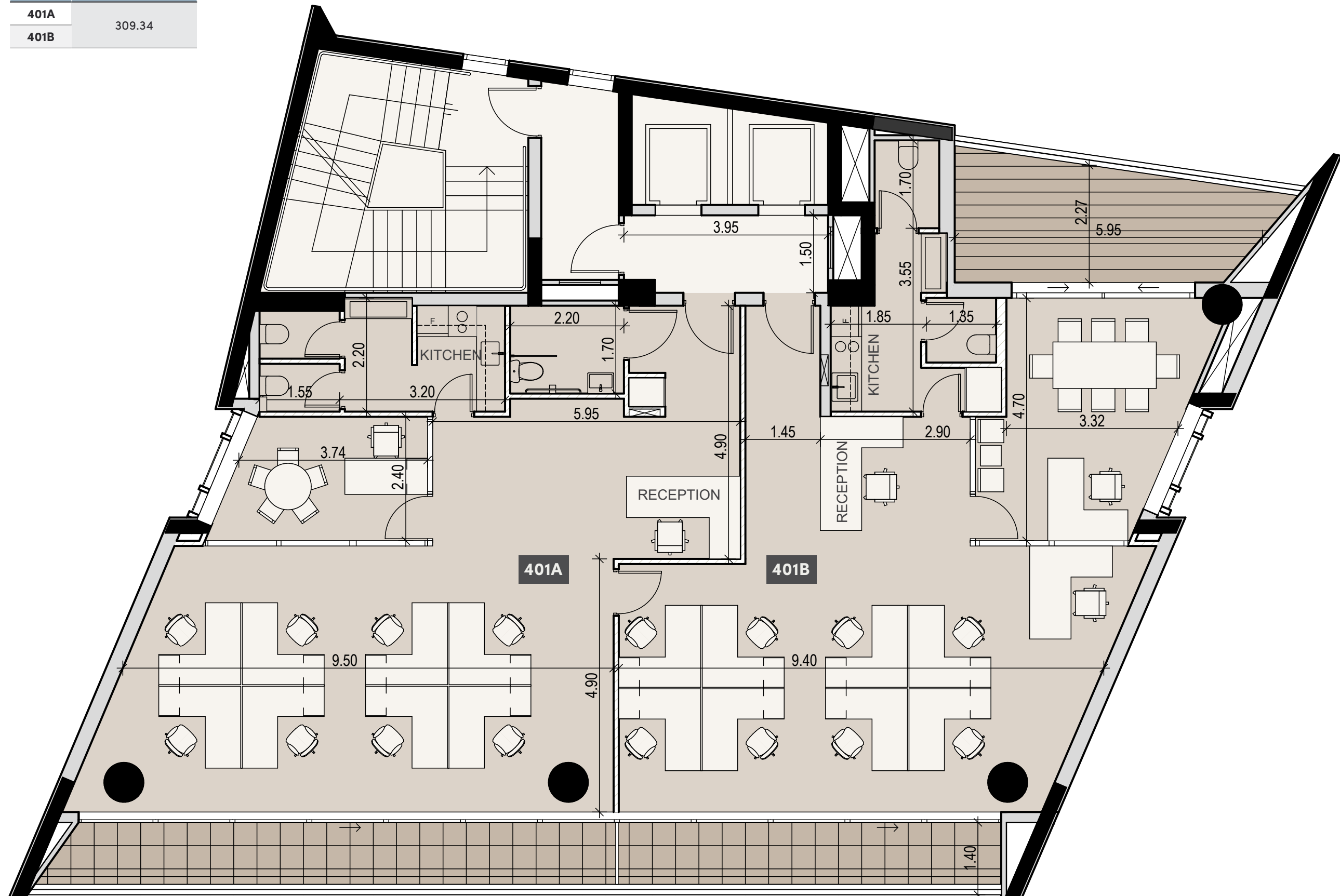


# floor plans



## floor 4

UNIT N°	TOTAL AREA M <sup>2</sup>
401A	309.34
401B	

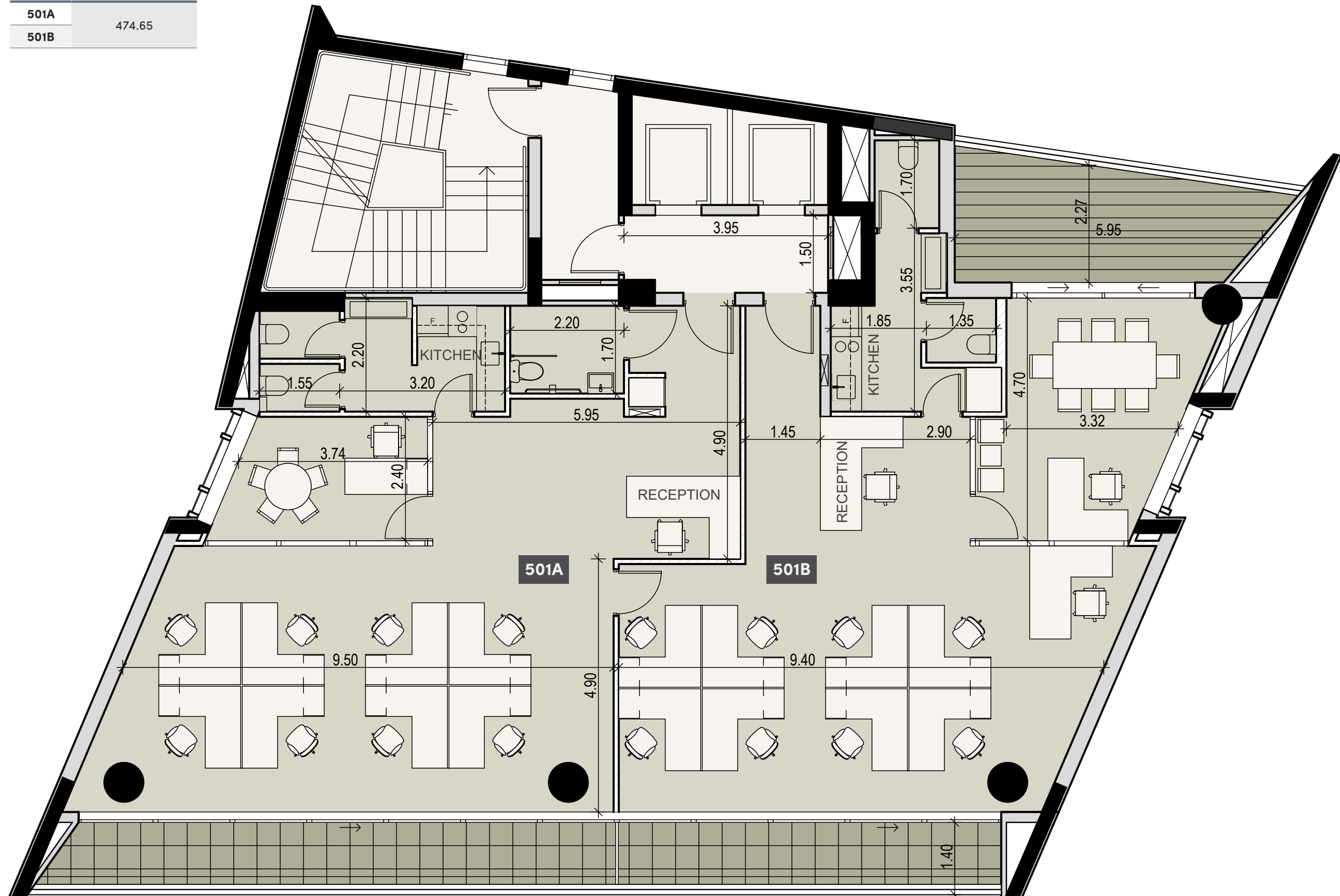


# • floor plans



## floor 5

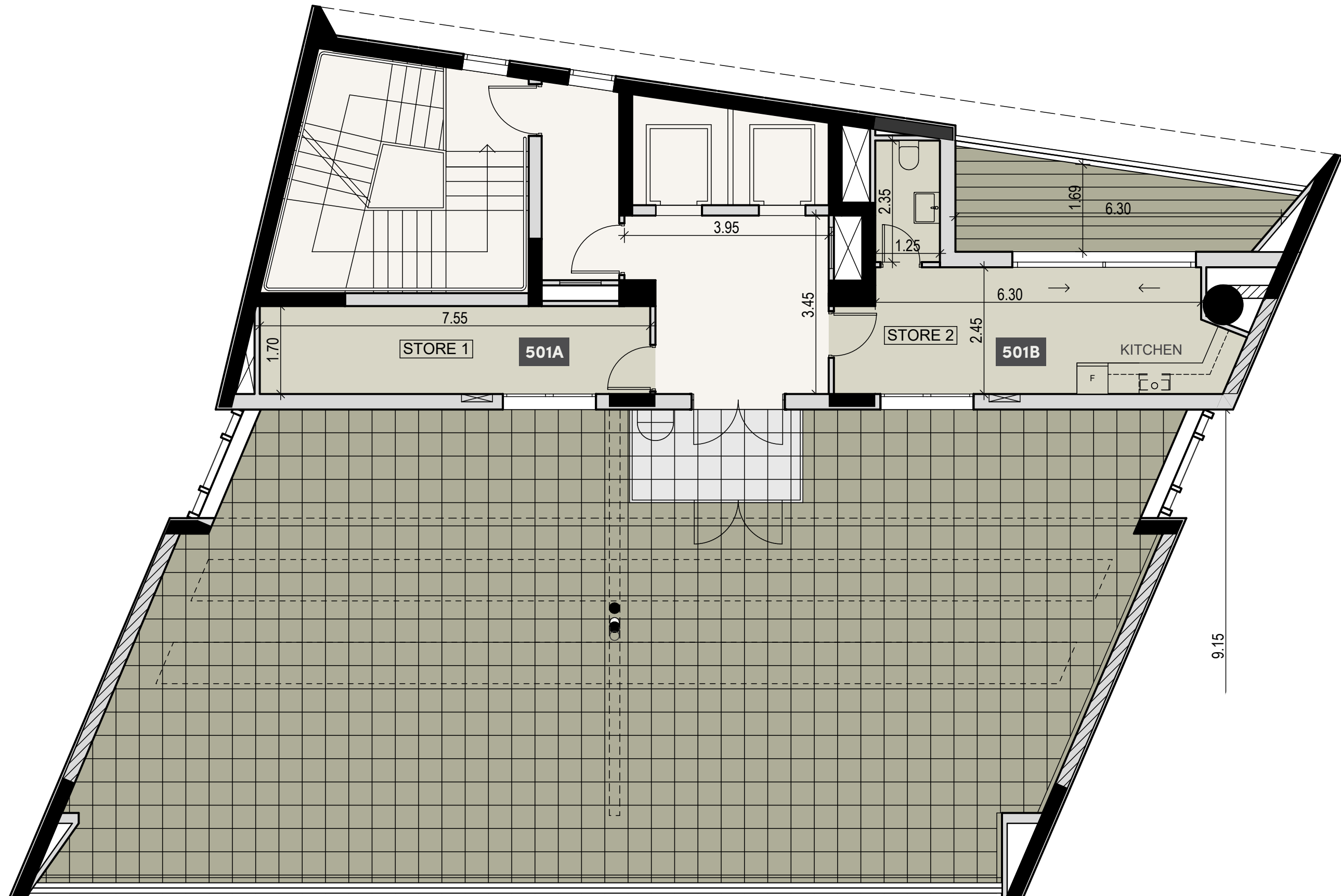
UNIT N°	TOTAL AREA M <sup>2</sup>
501A	474.65
501B	





# • floor plans

## floor 6

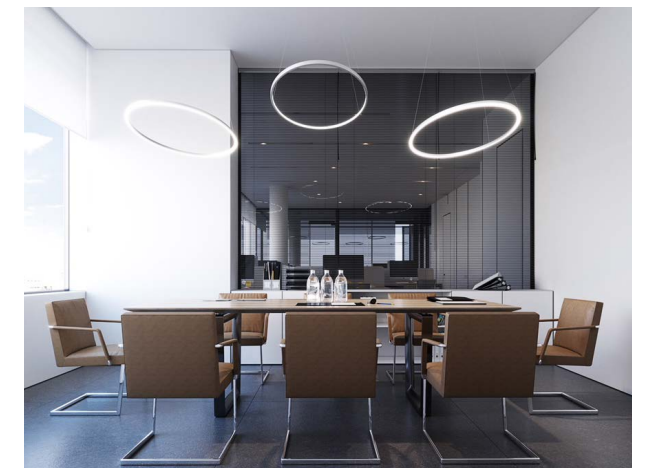


# signature finishes

## 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
- Central VRV conditioning
- High standard sanitary ware from European brands
- Thermal aluminum window frames with double glazing
- High standard kitchen cabinets
- Solar heating system with solar collector and hot water tank

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



# •notes

A series of horizontal dotted lines for taking notes.

**YOUR PERSONAL  
PROPERTY CONSULTANT**

A rectangular dotted-line box for a signature or stamp.

