

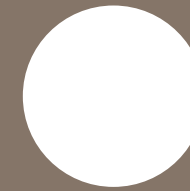


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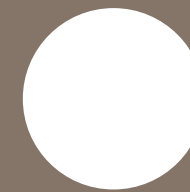


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built for success



ayios athanasios offices

**A PROJECT
METICULOUSLY
DESIGNED**

for a professional environment with outstanding contemporary architecture and tasteful esthetique touches. Designed by one of the most renowned leading design studios in London, offers elegance and style. Link offices provides nothing less than opulent and well thought out work spaces. This project provides lavish work spacious areas designed to promote a successful and efficient working environment. This development consists of two large offices on each floor as well as three spaces for offices or shops on the mezzanine floor.



**EACH OFFICE
BOASTS AMPLE
SPACE**

comfortable working areas and functional structures with smart layouts carefully thought out to compliment any type of office or shop. Every space has been carefully designed to accommodate any type of office or shop with selected European brands and high standards of finish.

A modern establishment that defines absolute quality and high-end style from beginning to end. Enter a professional working environment that blends more than just design, a prestigious professional workspace that promotes only success and accomplishment.

major benefits

- Designed by one of the most renowned leading design studios in London
- The project is located in one of the most prestigious suburbs of Limassol
- Prime location and new business hub
- Only a 5-minute drive to the city center
- 3 rooms for offices or shops located on the mezzanine floor
- Only 2 spacious offices on each floor

- Well thought out work spaces
- Smart layouts complimented with European brands and high standards of finish
- Located in close proximity to all modern infrastructures, fine dining and high end boutiques
- High ceilings and floor to ceiling windows
- Panoramic city and sea views



•introduction

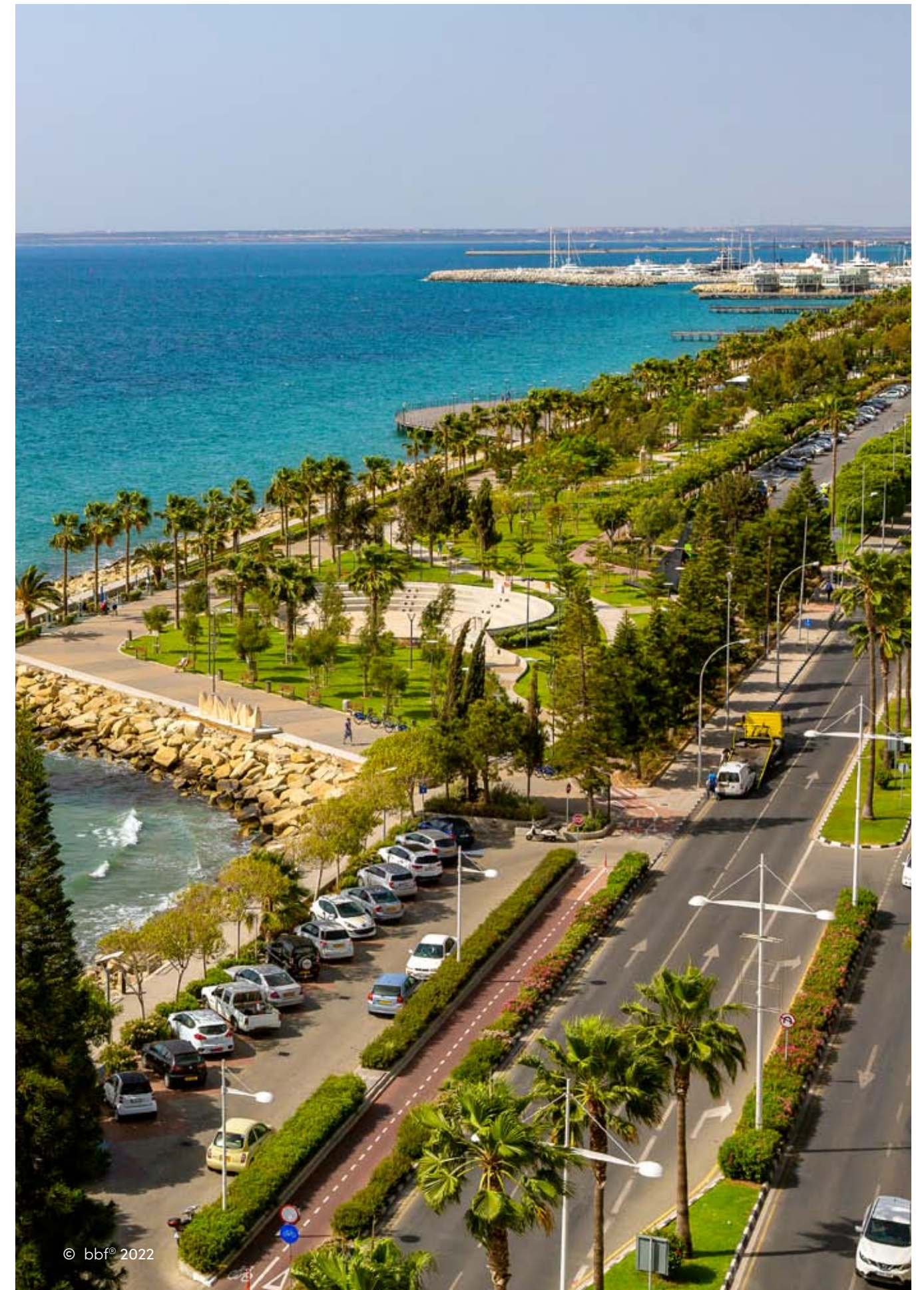
LIMASSOL COMBINES THE FAST PACE OF A CITY AND THE COMFORT OF A FIRST-CLASS MEDITERRANEAN RESORT

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.

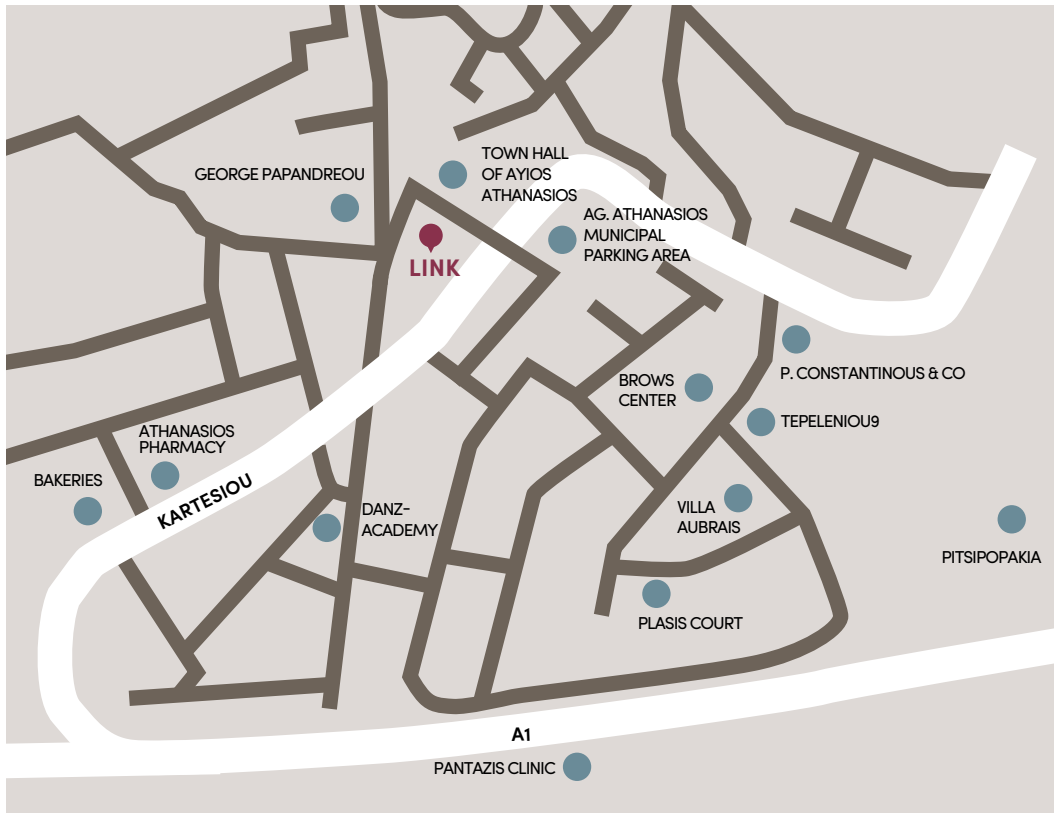
Limassol has a Subtropical-Mediterranean climate with warm to hot and dry summers as well as very mild winters, separated by short springs and autumns which are generally pleasant.



:location

**AGIOS
ATHANASIOS IS
ONE OF THE MOST
PRESTIGIOUS
SUBURBS IN
LIMASSOL FOR
NEW RESIDENCES
AND OFFICES**

With its growing promise and development into a new corporate business hub, this new prime location offers easy access to the highway and a dazzling sea front. Only moments away from modern infrastructures, fine dining and high end boutiques located in Limassol's coastline. This prime location is ideal for professional business meetings, lunches as well as a place to unwind and close your next business deal. Link offices is the new business destination you do not want to miss out on.



• exterior



◉ exterior



• exterior



:choice of properties

FLOOR	UNIT N°	PROPERTY TYPE	BATH-ROOMS	INDOOR AREA M²	COV. VERANDA M²	SELLABLE AUXILIARY		TOTAL AREA M²
						floor	area	
GR	1	Shop		76.00		1st	37.70	113.70
	2	Shop		151.00		1st	76.90	227.90
	3	Shop		197.00		1st	97.80	294.80
1st	101	Office	2	226.00	61.50			287.50
	102	Office	2	230.90	53.70			284.60
2nd	201	Office	2	226.00	61.50			287.50
	202	Office	2	230.90	53.70			284.60
3rd	301	Office	2	226.00	61.50			287.50
	302	Office	2	230.90	53.70			284.60

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





• floor plans

ground floor

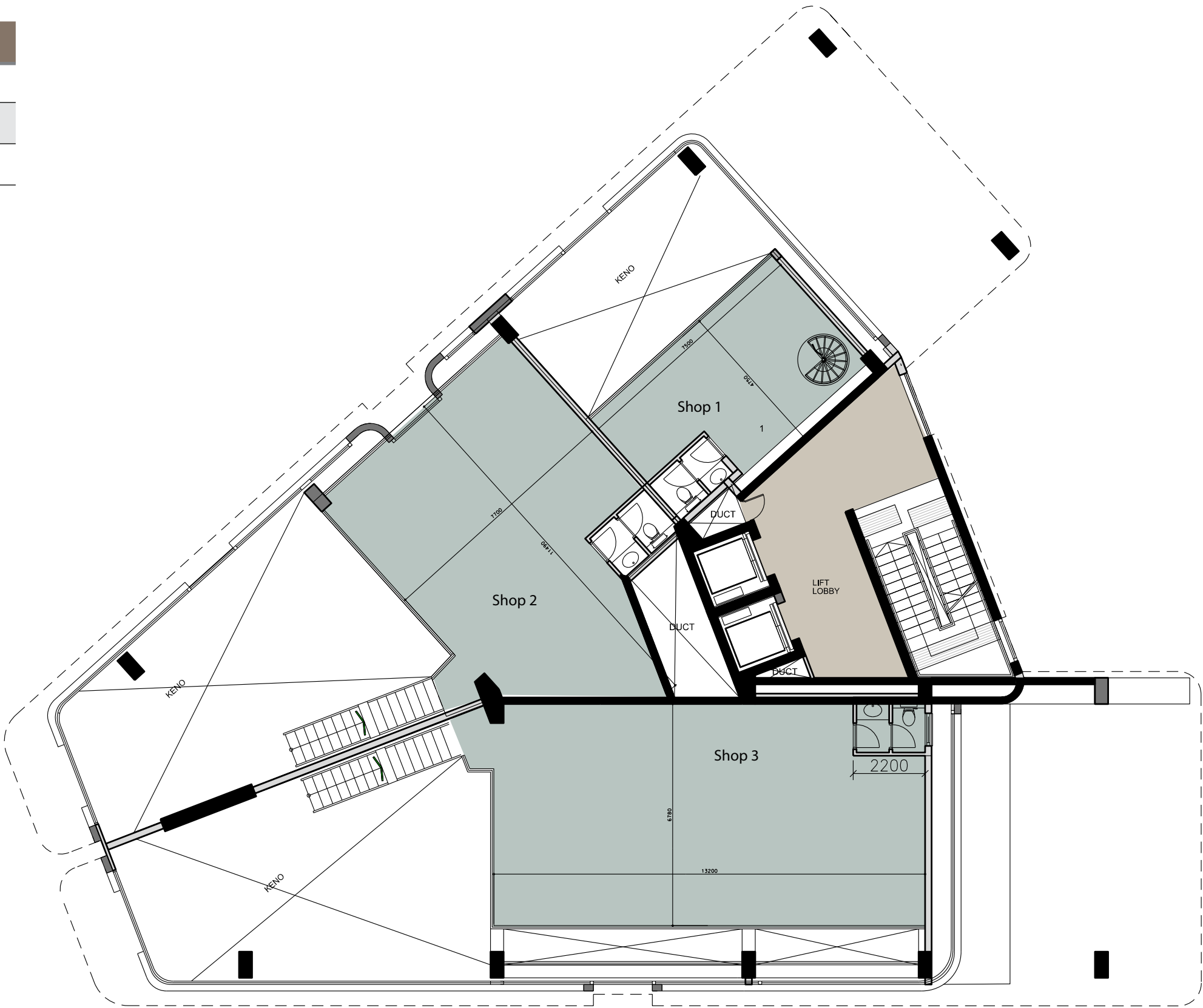


⦿ floor plans



ground floor

UNIT N°	TOTAL AREA M²
1	113.70
2	227.90
3	294.80



• floor plans



1st Floor

UNIT N°	TOTAL AREA M ²
101	287.50
102	284.60

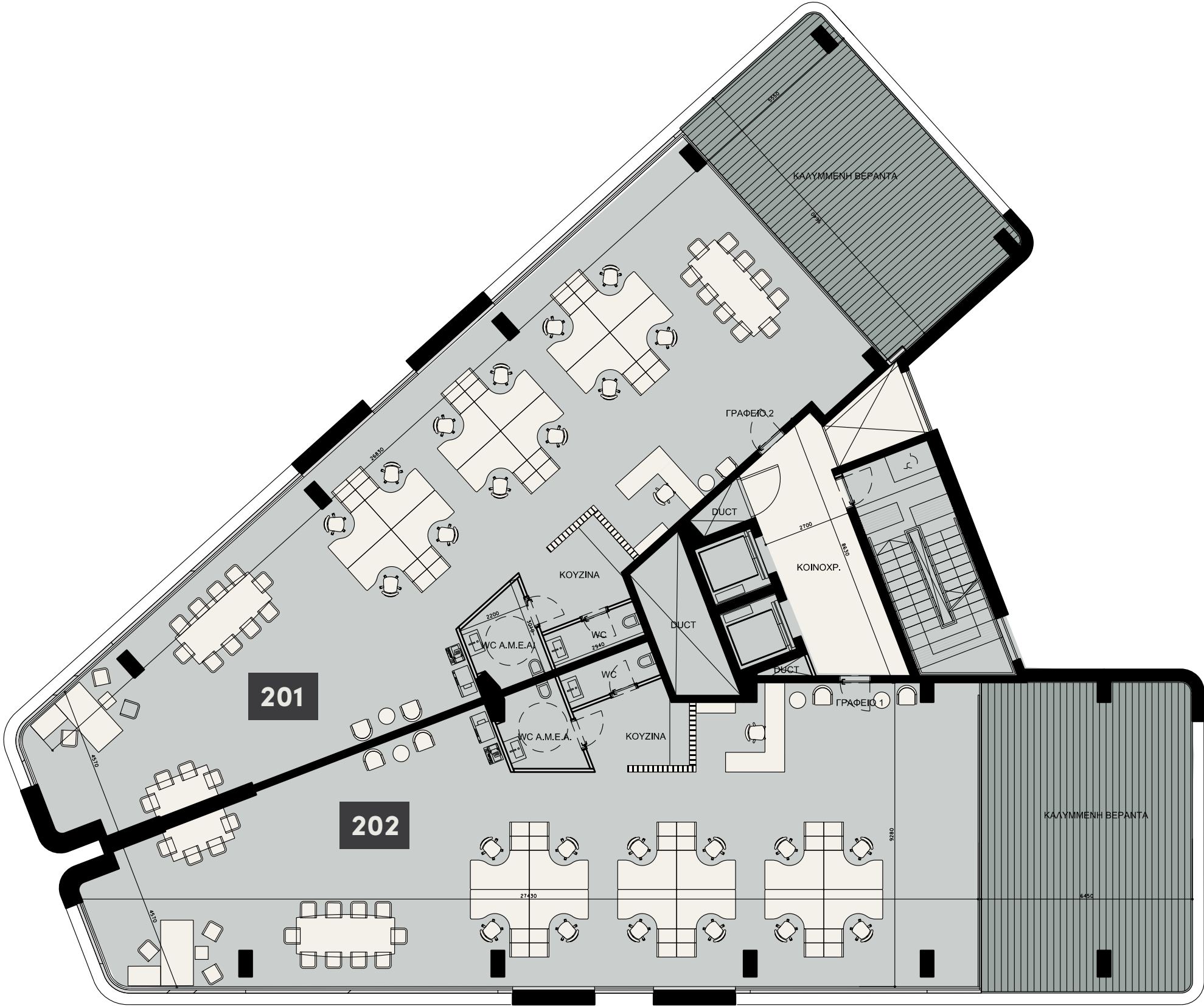


: floor plans



2nd Floor

UNIT N°	TOTAL AREA M ²
201	287.50
202	284.60



• floor plans

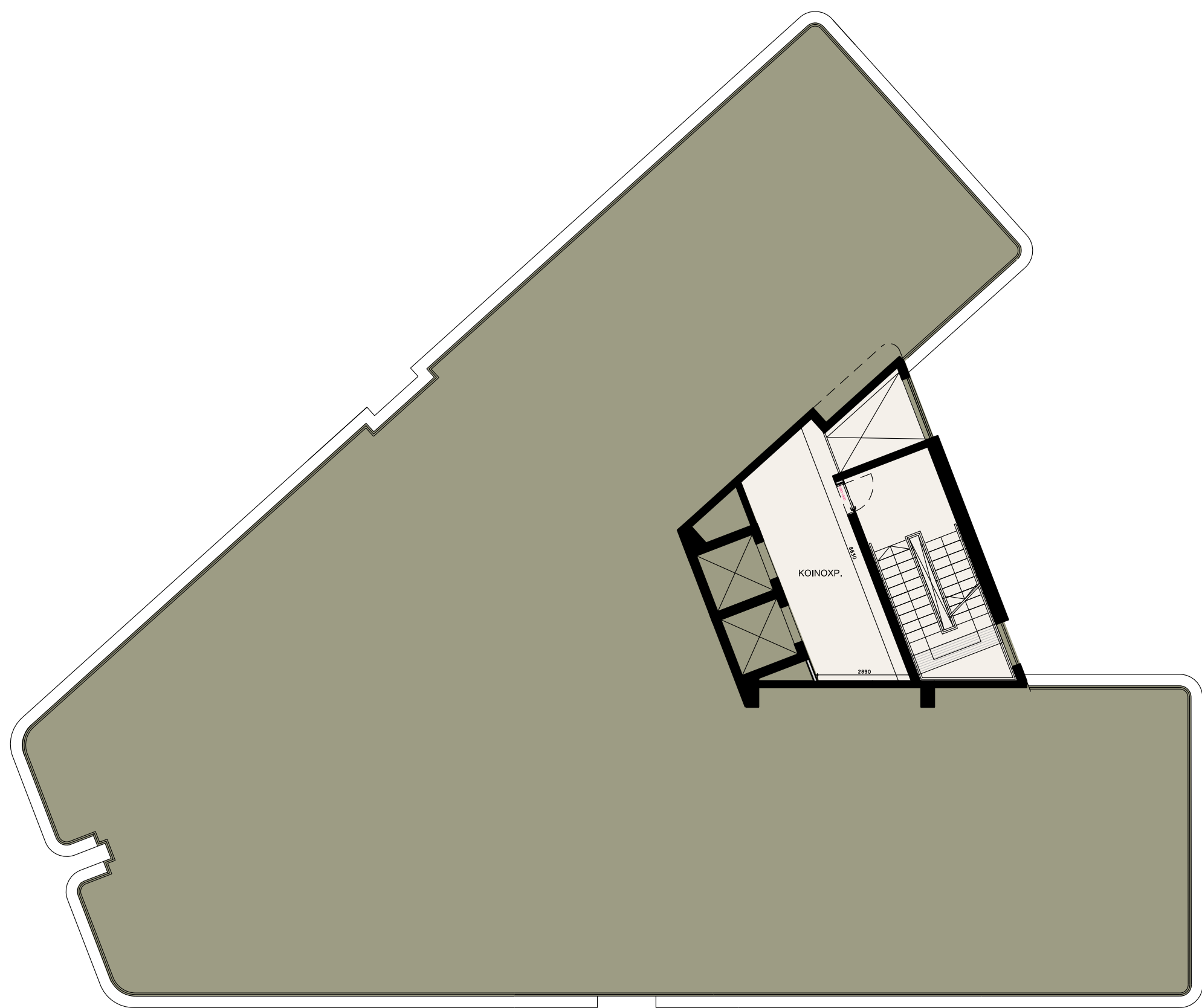


3rd Floor

UNIT N°	TOTAL AREA M ²
301	287.50
302	284.60



• roof garden



:signature finishes

EVERY PROPERTY MAY BE 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
- 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: all the finishes, movable furniture, home appliances and interior items are extras



•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.



notes

YOUR PERSONAL PROPERTY CONSULTANT

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