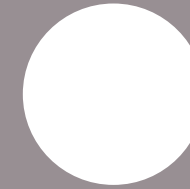


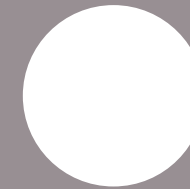


spyrou kyprianou office centre





life comfort for a better future



spyrou kyprianou office centre

**DEVELOPMENT
IS LOCATED IN
THE HEART OF
A WELL-KNOWN
BUSINESS AREA**

Masterful design and state-of-the-art construction characterize this modern business center. The building offers spacious luxurious offices with 5 floors and 49 parking spaces. Each floor consists of 2 separate large offices individually designed with sophistication and high standard of finish.



**EACH OFFICE HAS
EXQUISITE QUALITY
LAYOUTS FOR A
PROFESSIONAL
BUSINESS**

environment and work space as well as spacious verandas which enjoy city views. This development is located in an easily accessible area, Mesa Geitonia, Limassol.



*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 spacious offices per floor

- Common facilities include a reception area and 49 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

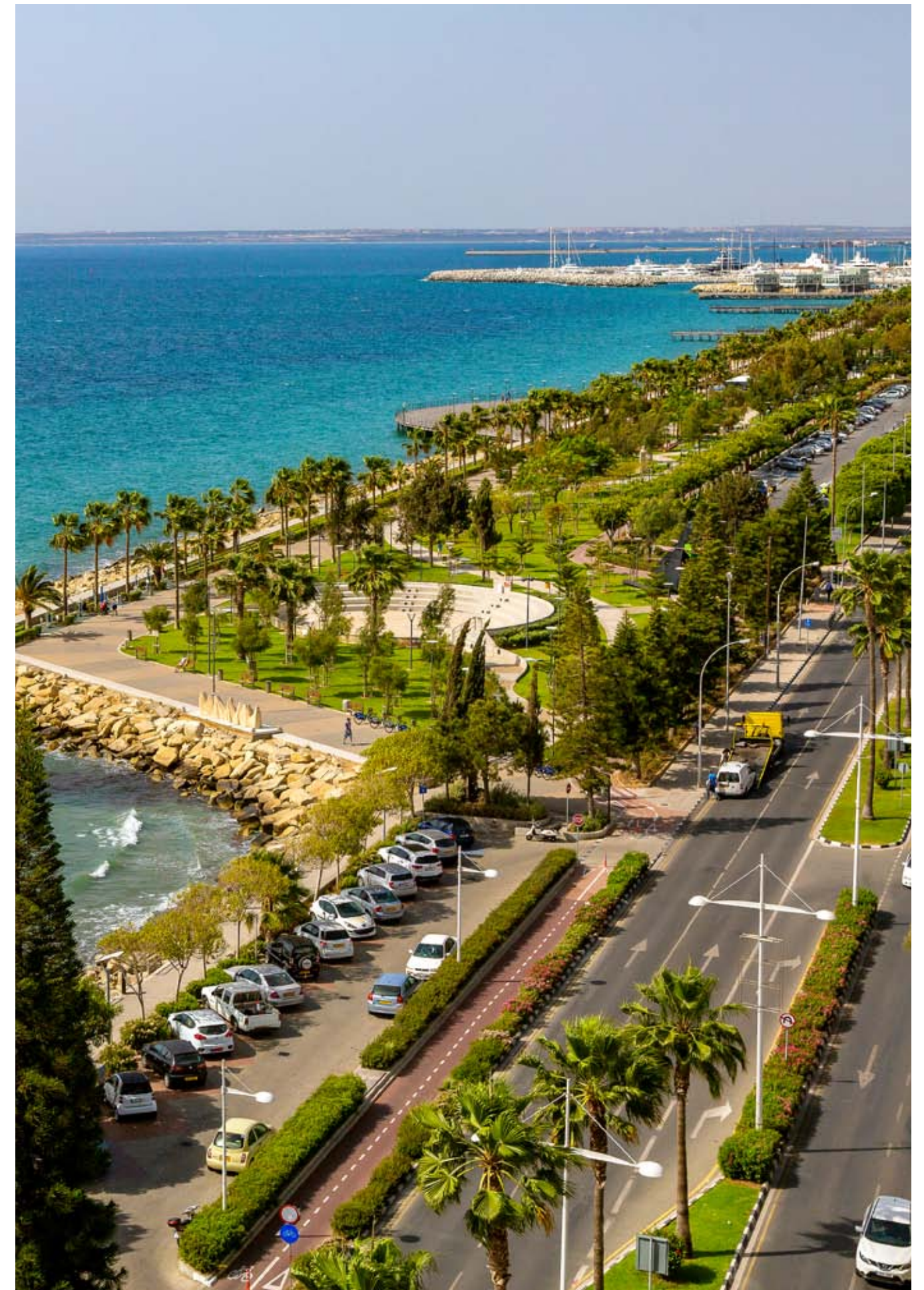
LIMASSOL COMBINES THE FAST PACE OF A CITY AND THE COMFORT OF A FIRST-CLASS MEDITERRANEAN RESORT

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.

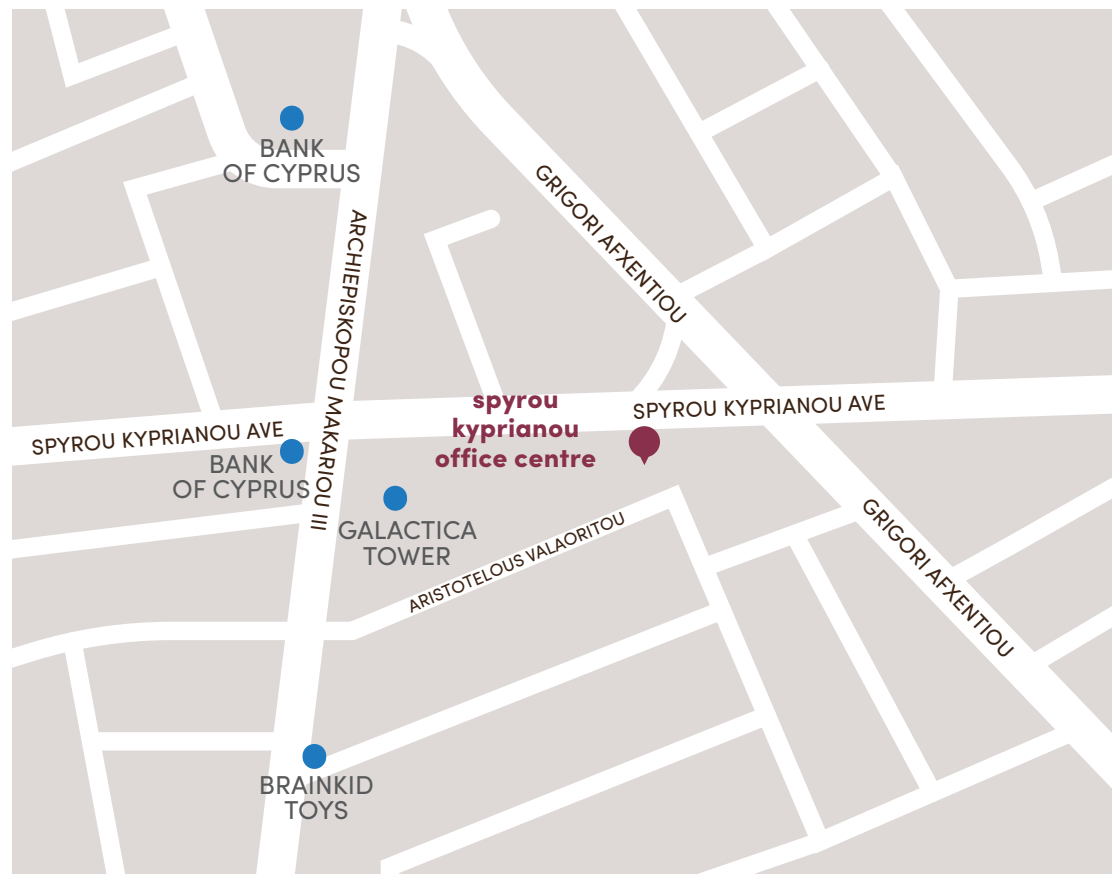
Limassol has a Subtropical-Mediterranean climate with warm to hot and dry summers as well as very mild winters, separated by short springs and autumns which are generally pleasant.



location

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



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• exterior



2 spacious offices per floor
Common facilities include a reception area and 49 parking spaces



*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.

• exterior

Stylish cafeterias, luxurious restaurants, banks, schools, and shops are only moments away



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• exterior



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• choice of properties



UNIT N°	PROPERTY TYPE	NO OF BATH-ROOMS	INDOOR AREA M ²	COV. VERANDA M ²	UNCOV. VERANDA M ²	NO OF PARK SPACES	COMMON AREA PER UNIT M ²	TOTAL AREA M ²
101	Office	2	343.91	31.35		7	48.49	423.75
102	Office	2	235.10	23.88		4	33.47	292.45
201	Office	2	343.91	31.35		7	48.49	423.75
202	Office	2	235.10	23.88		4	33.47	292.45
301	Office	2	343.91	31.35		7	48.49	423.75
302	Office	2	235.10	23.88		4	33.47	292.45
401	Office	2	343.91	31.35		8	48.49	423.75
402	Office	2	235.10	23.88		5	33.47	292.45
501	Office	1	84.45	254.22	3.04		43.76	385.47
502	Office	1	81.20	119.98	30.42		26.00	257.60

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



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

• floor plans



floor 1

UNIT N°	TOTAL AREA M ²
101	423.75
102	292.45



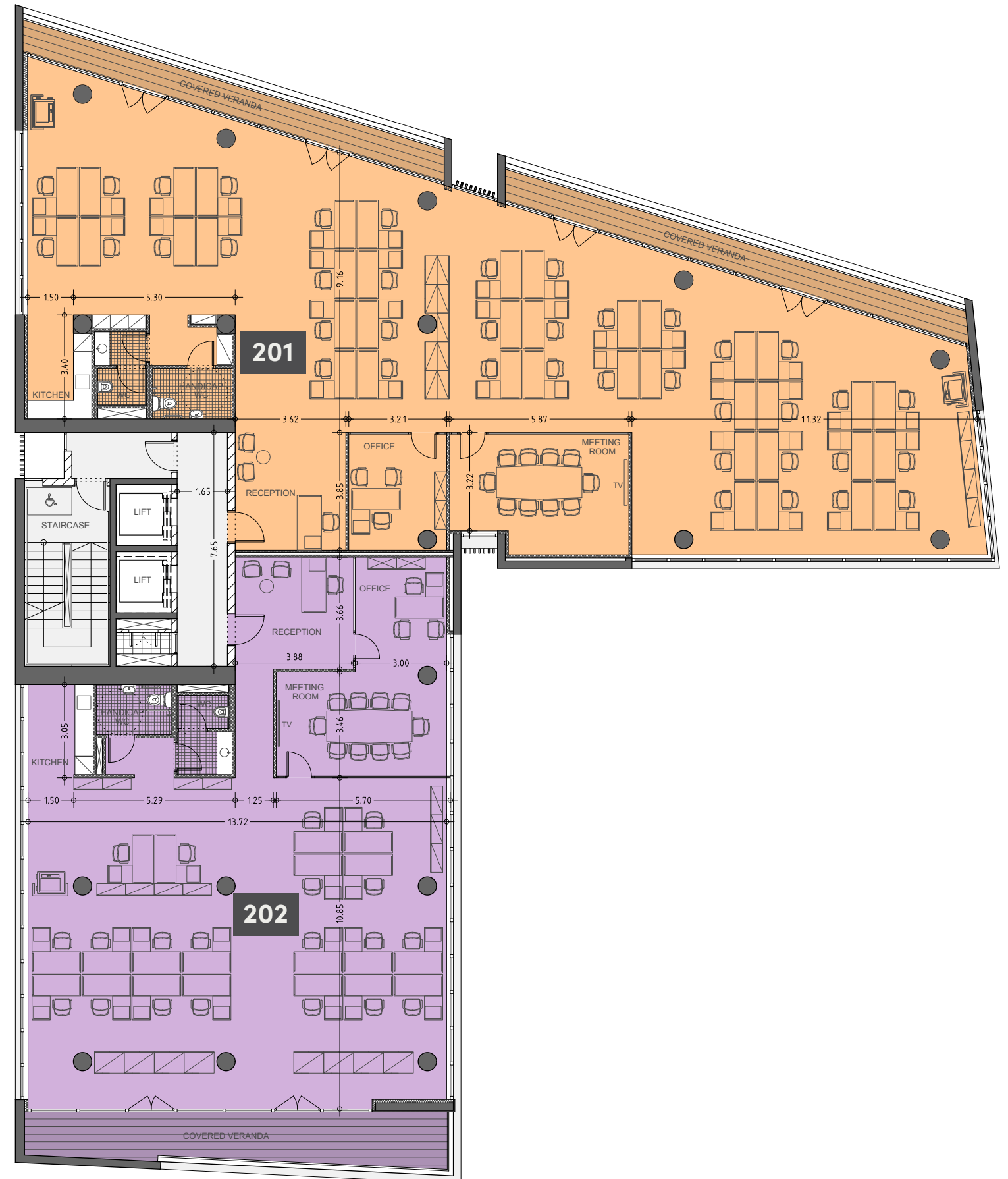
*Floor plans show approximate measurements only. Exact layout and sizes may vary.

• floor plans



floor 2

UNIT N°	TOTAL AREA M ²
201	423.75
202	292.45



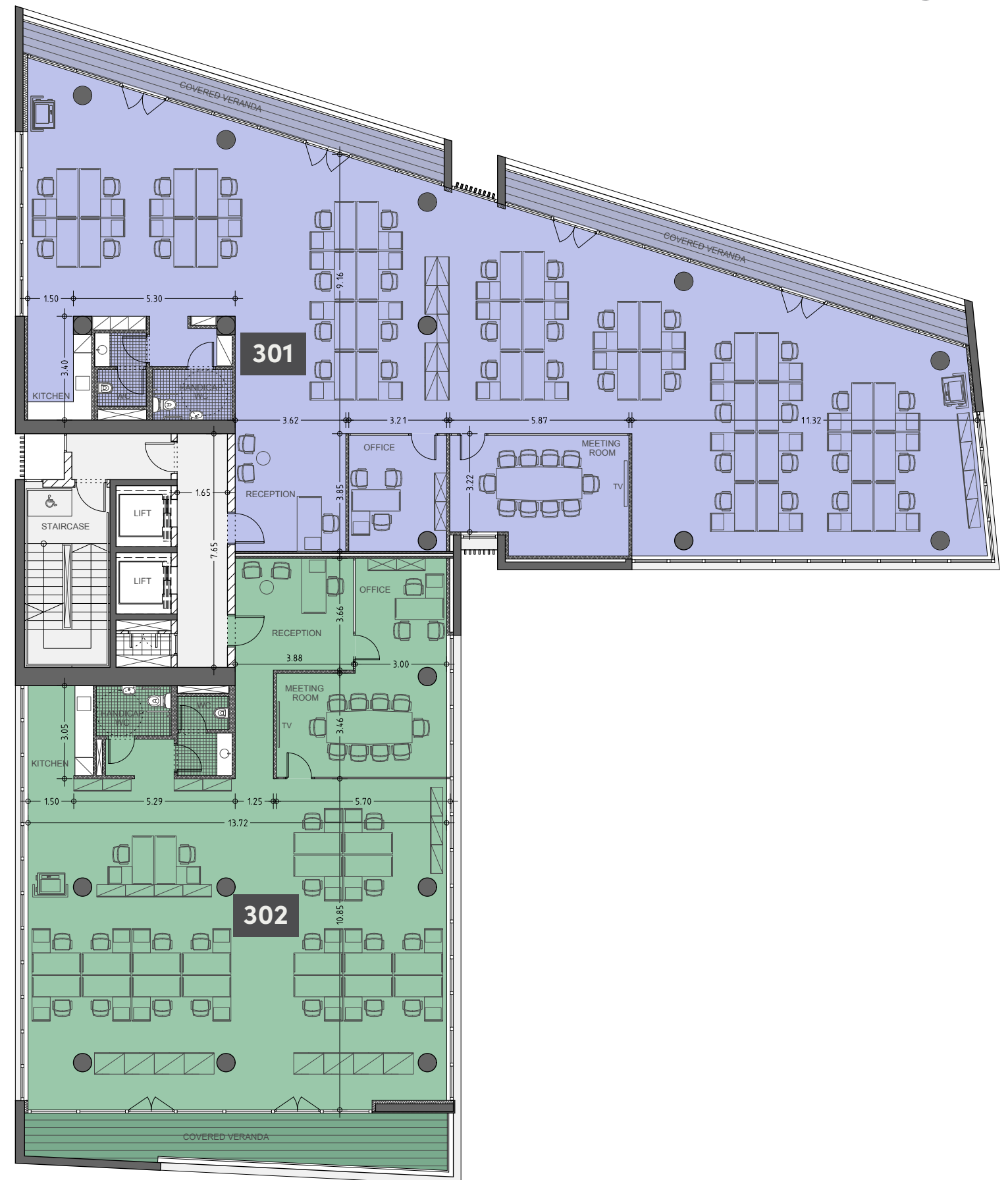
*Floor plans show approximate measurements only. Exact layout and sizes may vary.

• floor plans



floor 3

UNIT N°	TOTAL AREA M ²
301	423.75
302	292.45



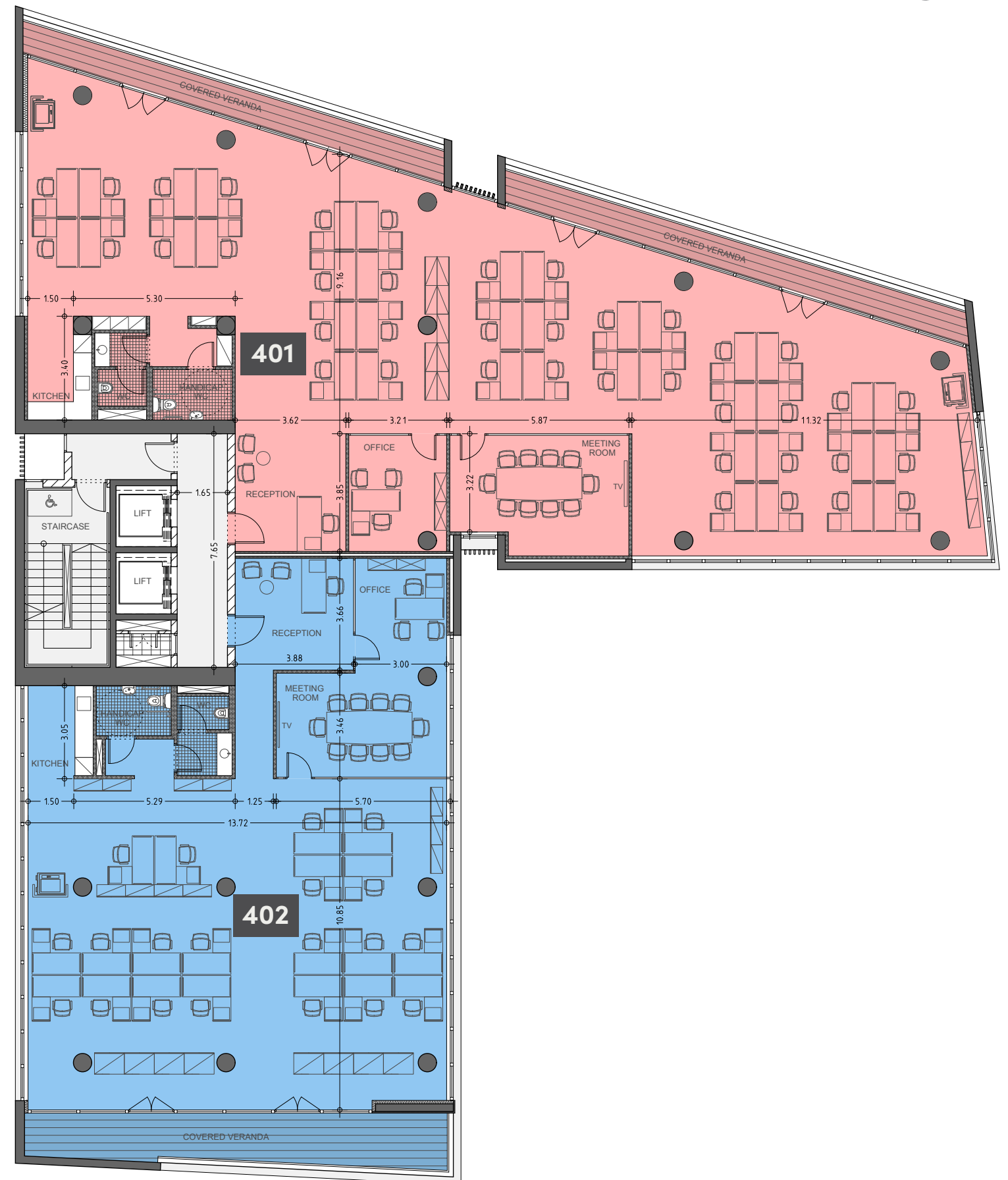
*Floor plans show approximate measurements only. Exact layout and sizes may vary.

• floor plans



floor 4

UNIT N°	TOTAL AREA M ²
401	423.75
402	292.45

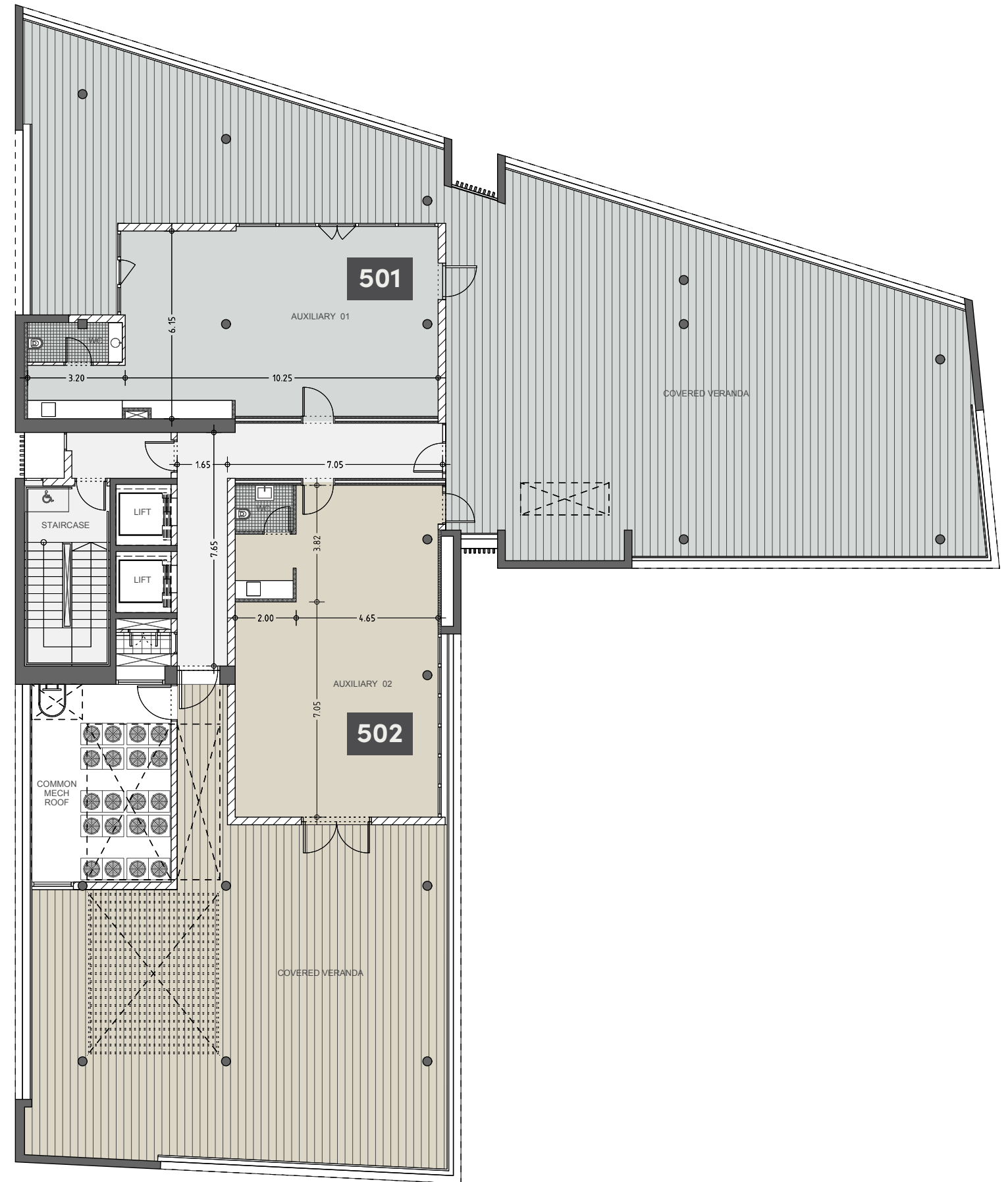


*Floor plans show approximate measurements only. Exact layout and sizes may vary.

• floor plans

floor 5

UNIT N°	TOTAL AREA M ²
501	385.47
502	257.60



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

• 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)
- Fireproof entrance door with intercom system
- Central VRF conditioning for each office
- High standard sanitary ware from European brands
- Thermal aluminum window frames with double glazing
- High standard kitchen cabinets
- Instant heater

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



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• signature finishes



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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.



