



LIMASSOL CLASS A OFFICE CENTER

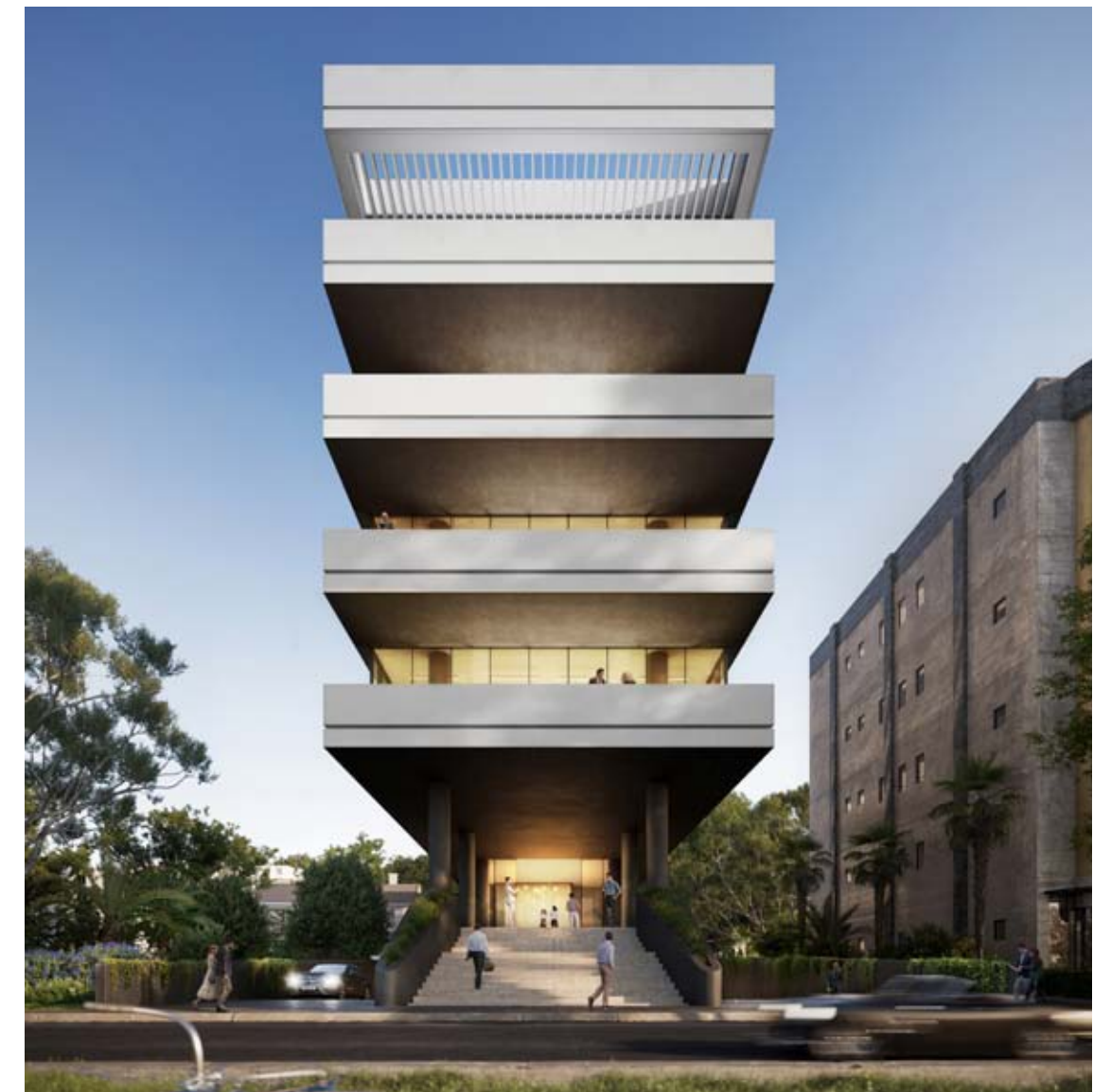


from excellence to business success

LIMASSOL CLASS A OFFICE CENTER

**AN ASTONISHING
MODERN BUSINESS
COMPLEX
LOCATED
IN MESA GEITONIA**

This establishment is an example of an astonishing modern business architecture designed by London's leading architecture and design studio. The building offers spacious luxurious offices with 4 floors and 40 parking spaces. Each floor consists of 2 separate large offices. 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 consist of indicative information and the project can differ insignificantly from the displayed images

major benefits

- Designed by London's leading architecture and design studio
- Development is located in the heart of well-known business area, Mesa Geitonia
- 2 spacious offices per floor with smart open-space arrangement

- Common facilities including 40 parking spaces and a reception area
- Within easy reach to important infrastructures
- Stylish cafeterias, posh restaurants, banks, schools and shops are around the corner



exterior



**Stylish and modern
architectural design
and comfortable plans**

introduction

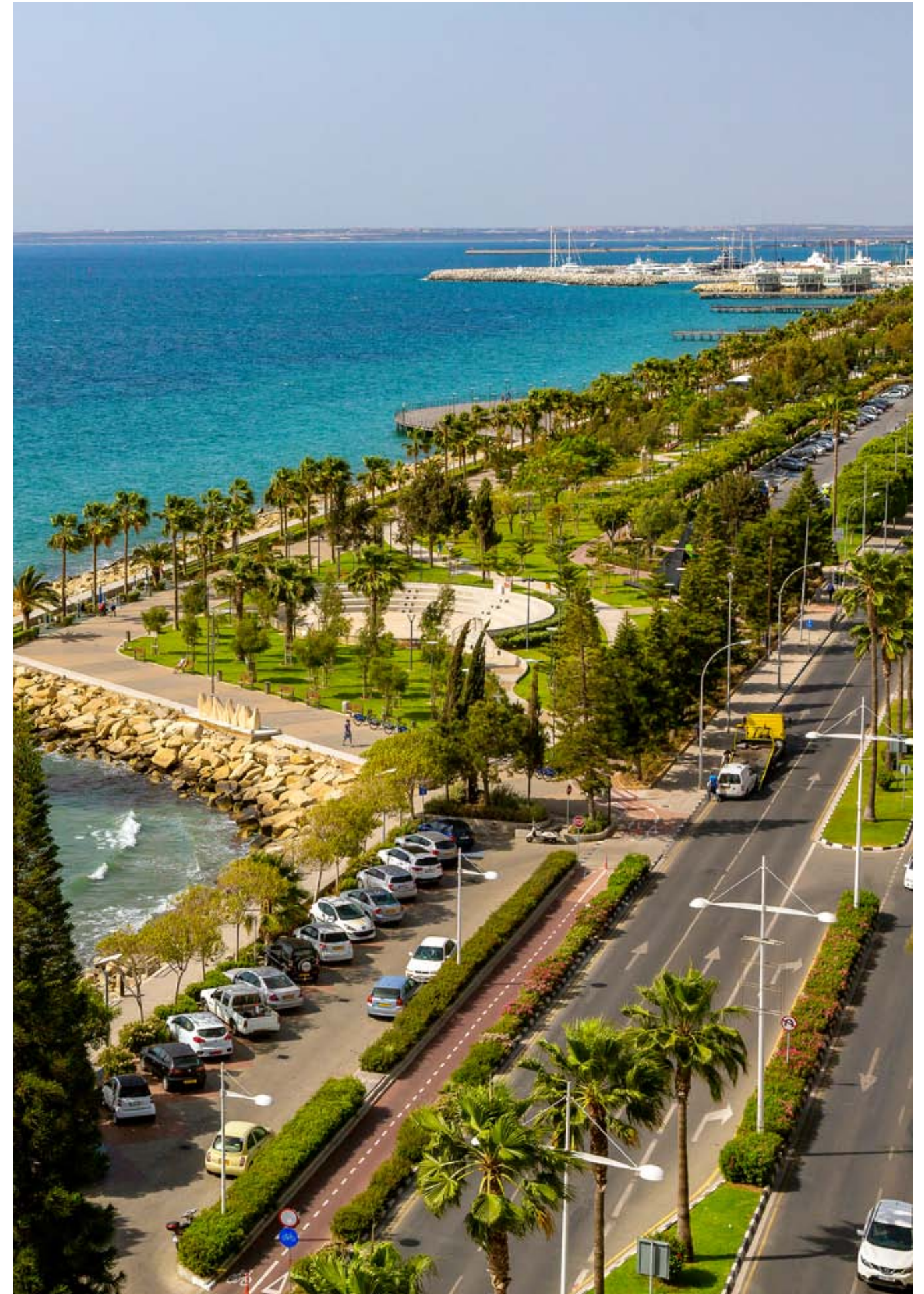
**LIMASSOL
COMBINES
THE FAST PACE
OF A CITY AND
THE COMFORT
OF A FIRST-CLASS
MEDITERRANEAN
RESORT**

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

THIS DEVELOPMENT IS LOCATED IN THE HEART OF THE BUSINESS AREA, MESA GEITONIA

Which is only moments away from other significant related infrastructures such as, prestigious business centres, banks and high class restaurants which are ideal for important professional business meetings.

The project is nestled in a carefully selected, quiet and safe neighborhood of the prestigious area of Limassol, just 2 kilometers away from the idyllic sandy beaches of the Dasoudi park area.



exterior



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exterior



**Common facilities including
40 underground parking
spaces and a reception area**



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exterior



**2 spacious offices per floor
with smart open-space
arrangement**

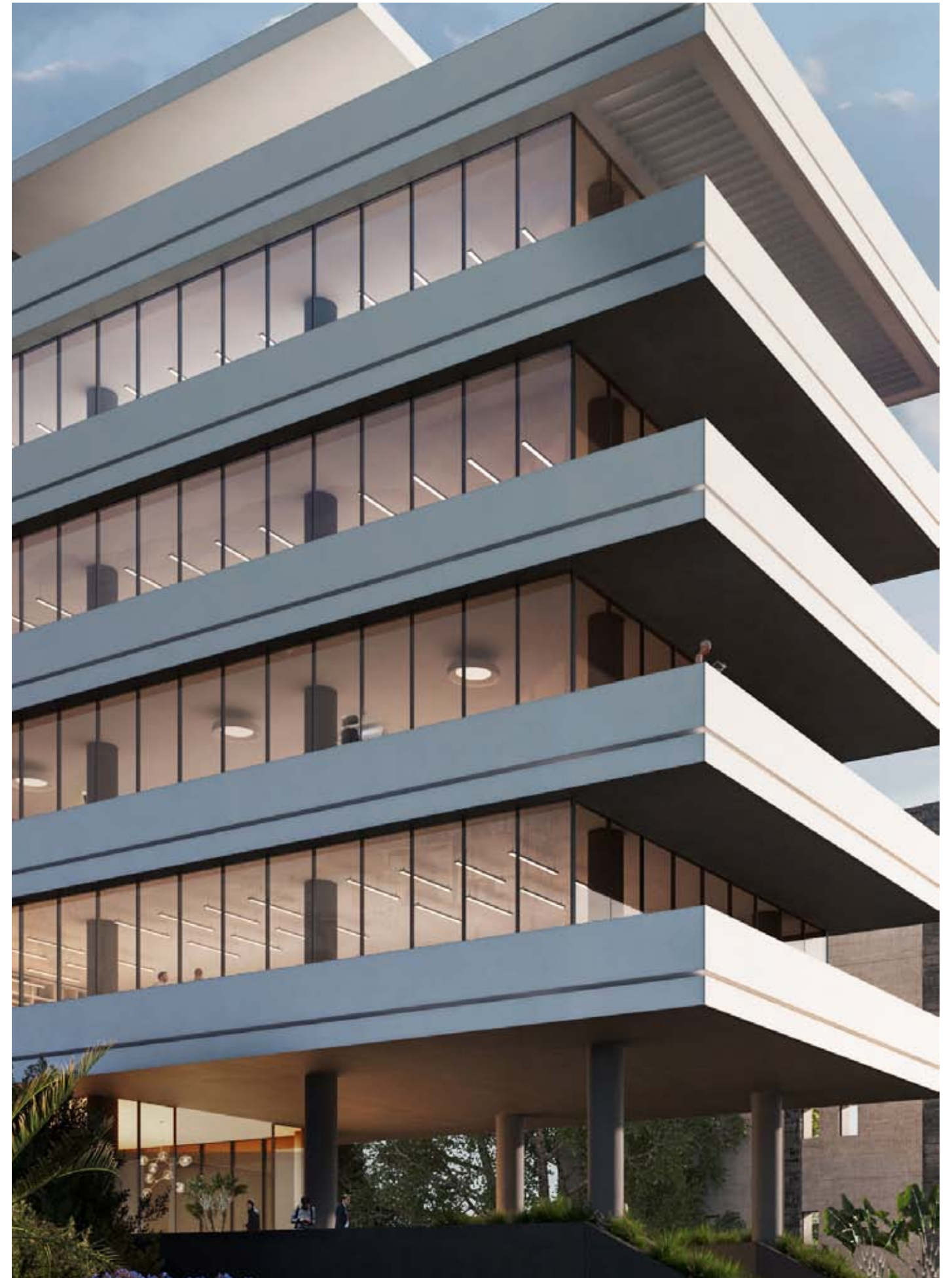


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choice of properties

UNIT N°	PROPERTY TYPE	BATH-ROOMS	PARK SPACES	PRIVATE INTERIOR M ²	COV. VERANDA M ²	SELLABLE AUXILIARY		UNCOVERED VERANDA M ²	STORAGE M ²	COMMON AREA PER UNIT M ²	TOTAL AREA M ²	
						Floor	Int. Area, M ²					Cov. Ver., M ²
101	Office	2	5	237.00	27.70				4.00	52.36	321.06	
102	Office	2	4	173.00	32.50				4.00	40.65	250.15	
201	Office	2	5	237.00	27.70				4.00	52.36	321.06	
202	Office	2	4	173.00	32.50				3.00	40.65	249.15	
301	Office	2	5	237.00	27.70				3.00	52.36	320.06	
302	Office	2	4	173.00	32.50				3.00	40.65	249.15	
401	Office	2	5	237.00	27.70	5th	62.00	138.50	81.00	3.00	92.01	641.21
402	Office	2	4	173.00	32.50	5th	71.00	47.00	106.00	3.00	63.99	496.49

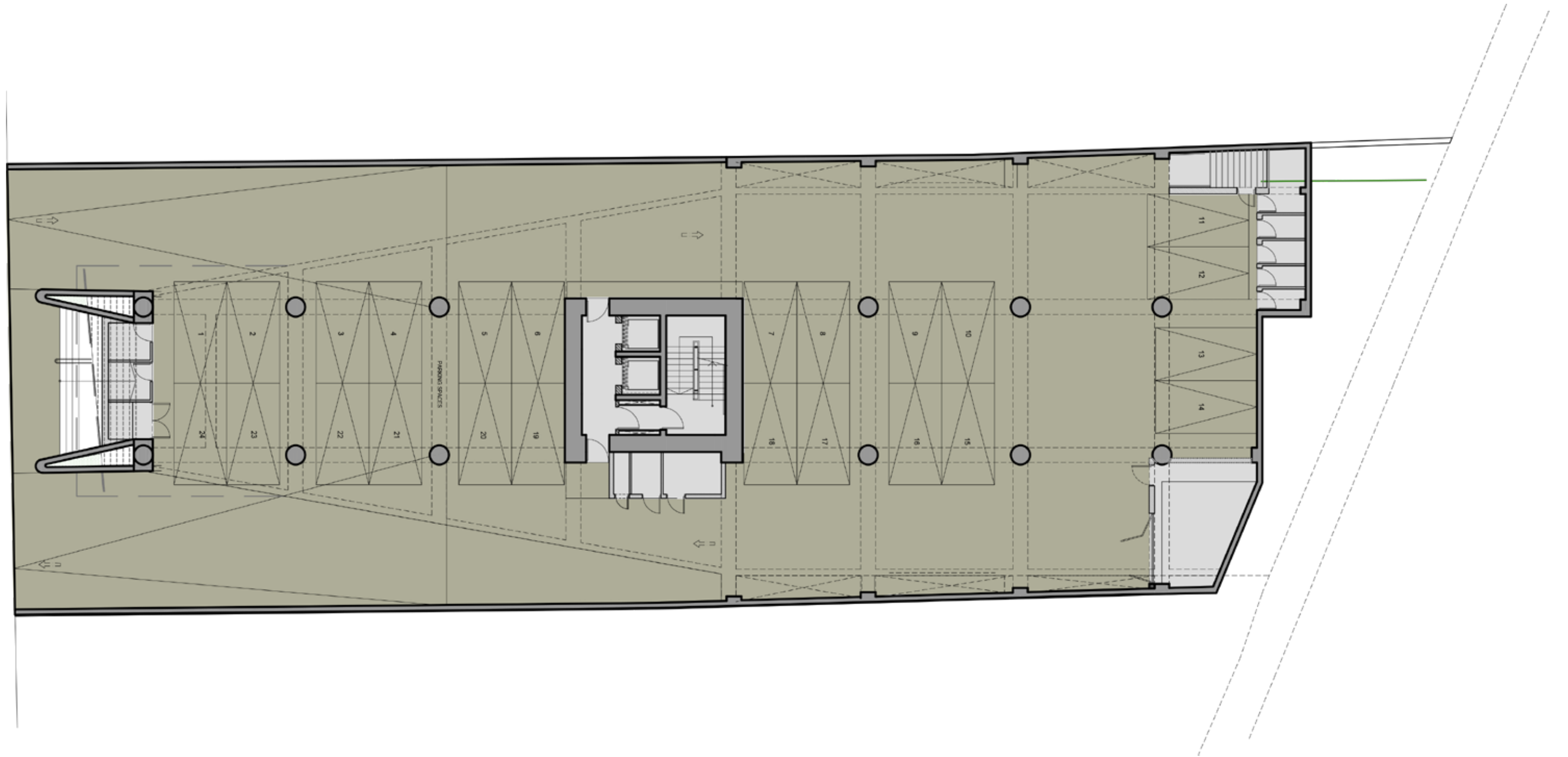
NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits



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floor plans

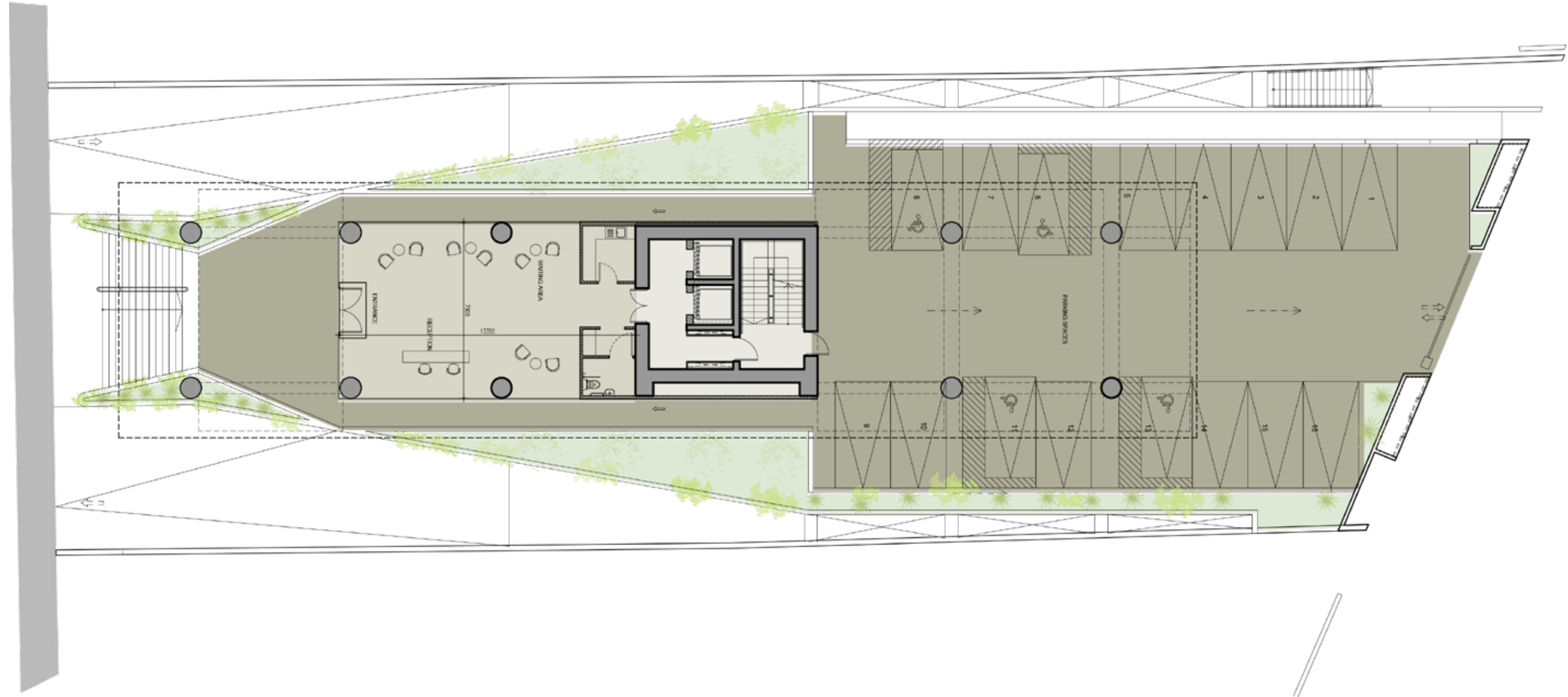
Basement



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

floor plans

Ground Floor



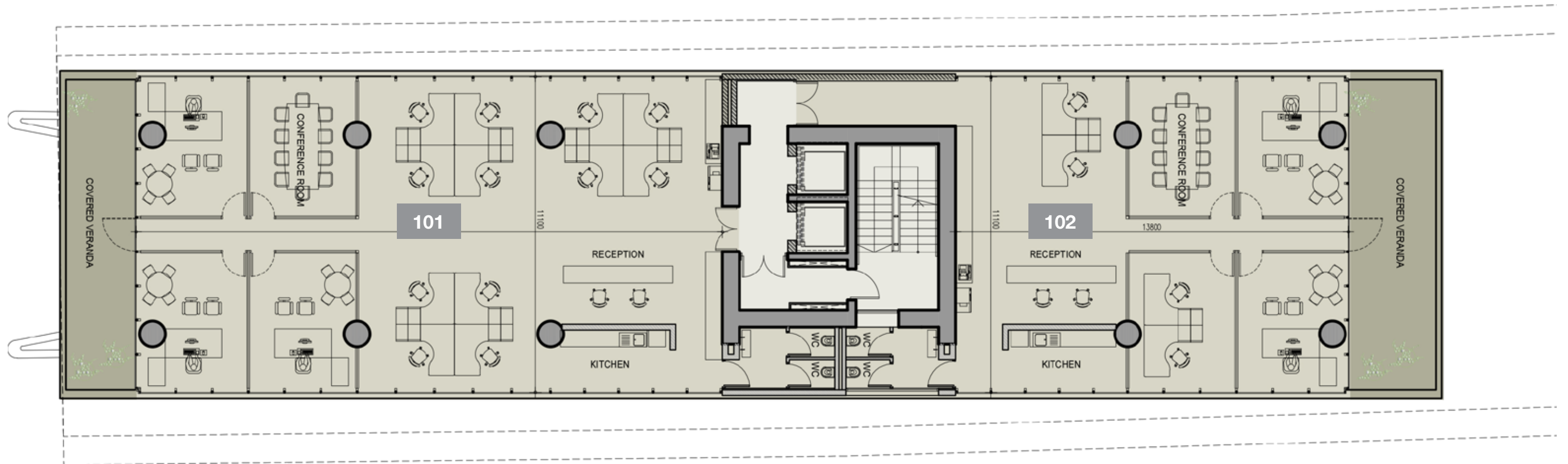
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floor plans



1st Floor

UNIT N°	TOTAL AREA M ²
101	321.06
102	250.15



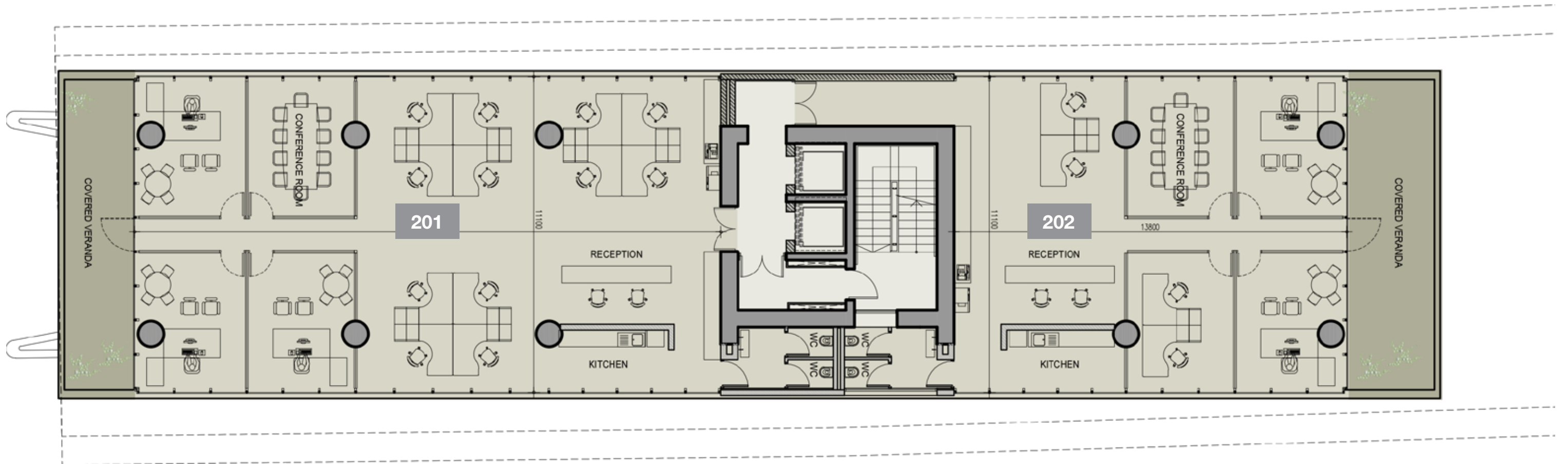
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floor plans



2nd Floor

UNIT N°	TOTAL AREA M ²
201	321.06
202	249.15



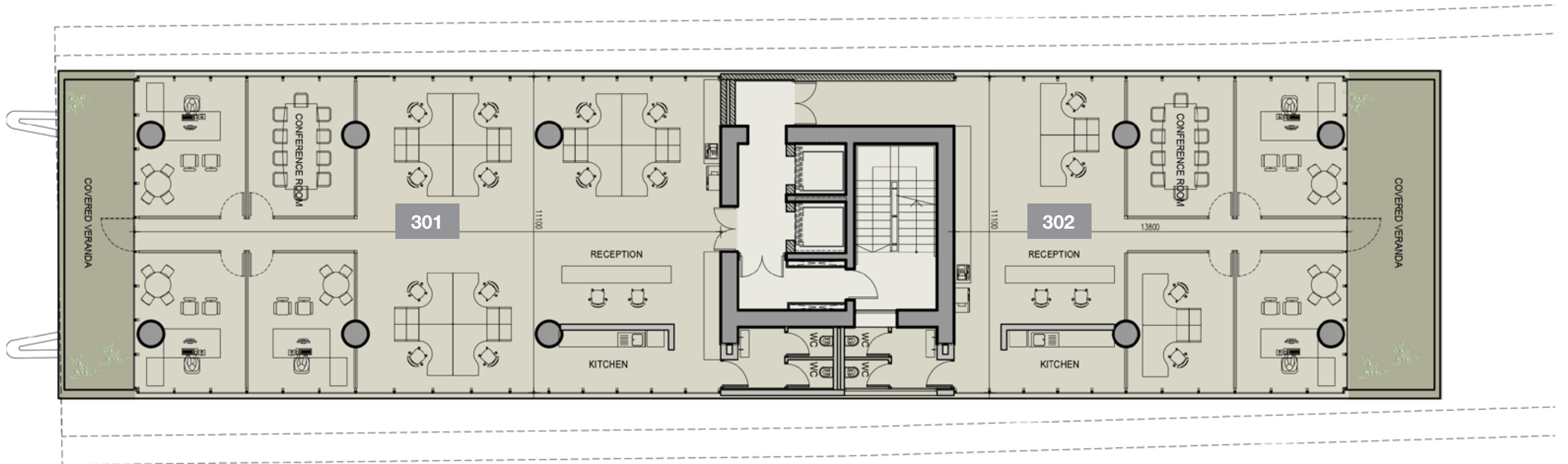
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floor plans



3rd Floor

UNIT N°	TOTAL AREA M ²
301	320.06
302	249.15



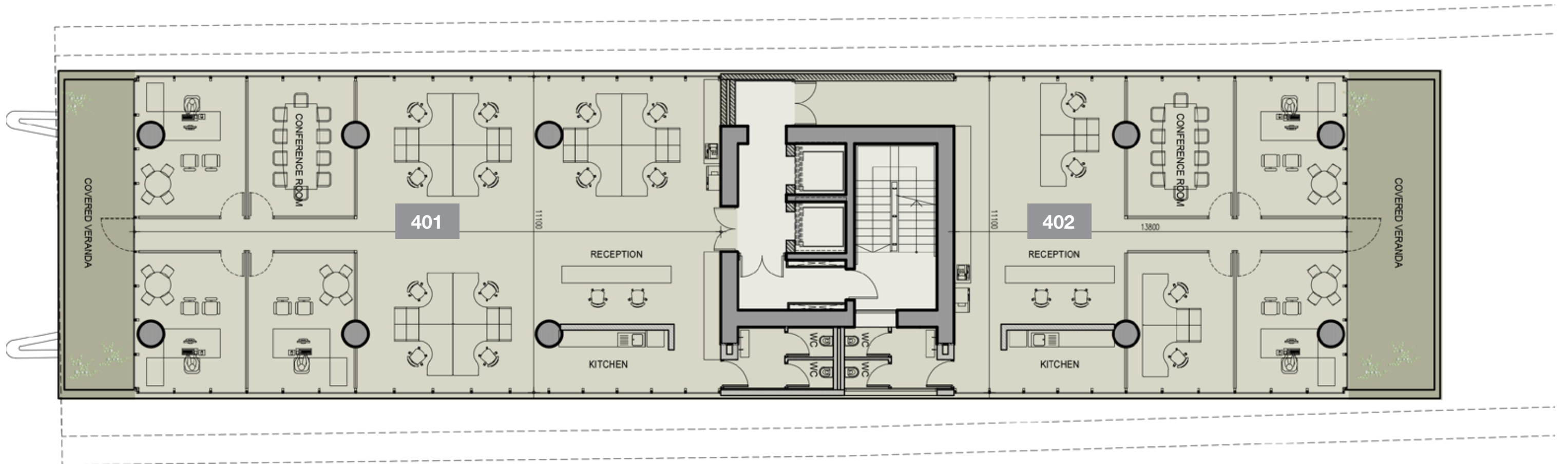
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floor plans



4th Floor

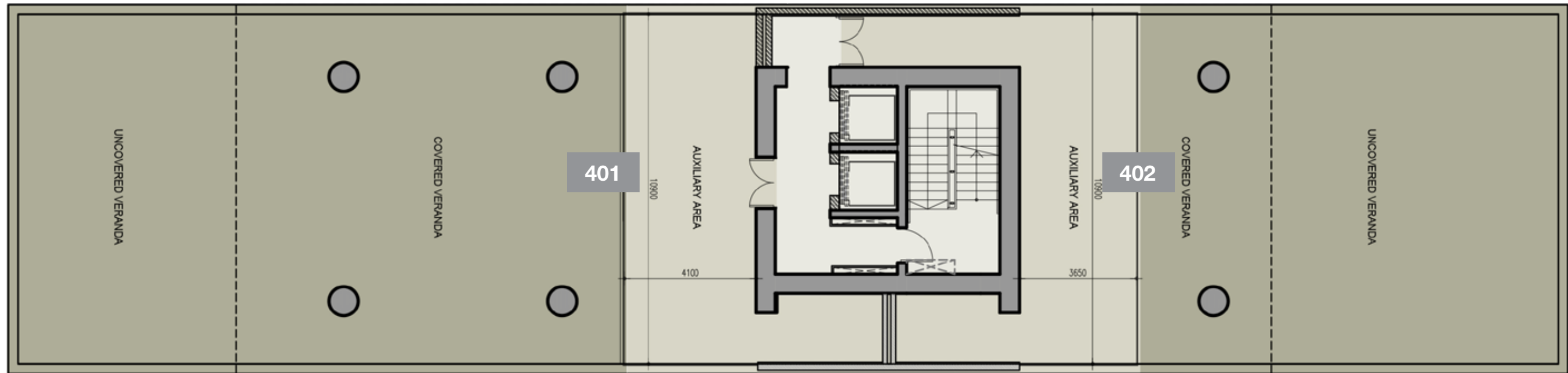
UNIT N°	TOTAL AREA M ²
401	641.21
402	496.49



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

floor plans

5th Floor



signature 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 (2.95 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: all the finishes, movable furniture, home appliances and 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.



