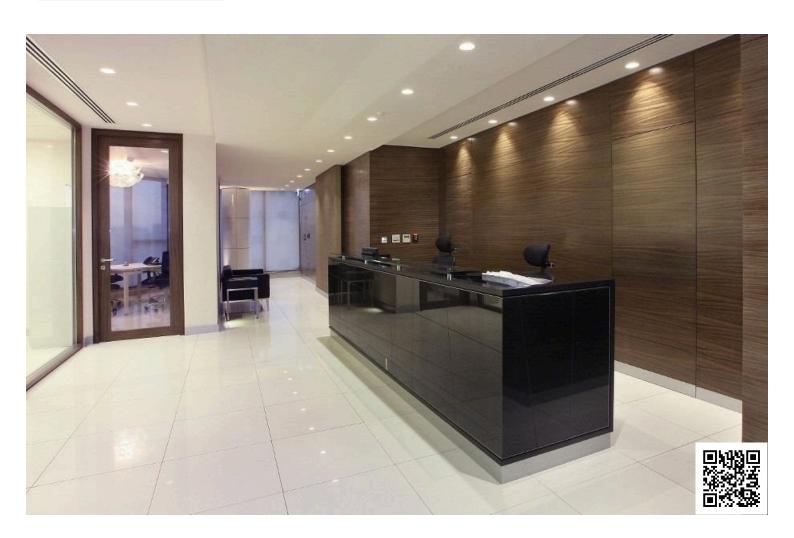


#3441

# Cutting-Edge Commercial Building: A Technological Marvel in the Heart of the City (3441)

Historical Center, Limassol

€8,900,000

















# **Overview**

# **Specifications**

Covered

[] 2200 m<sup>2</sup>

Commercial Building	Туре
10 m <sup>2</sup>	Covered veranda
212 m <sup>2</sup>	Basement
114 m <sup>2</sup>	Mezzanine
843 m <sup>2</sup>	Covered parking
Resale	Status

Title deed	Yes
Furnished	Fully furnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	<i></i> A

# **Description**

Cutting-Edge Commercial Building: A Technological Marvel in the Heart of the City (3441)

@EUR 8.900.000

Welcome to a pioneering architectural masterpiece, an epitome of modernity and innovation in property design. This seven-floor building, spanning a total area of 2100 square meters, stands as a testament to the latest advancements in technology and design excellence. Strategically located, this property offers not just spaces but an experience tailored for progressive businesses.

### Key Features:

Total Area: 2200 sqm, spread across 8 floors

Parking: 17 spaces in a meticulously designed 843 sqm underground parking facility (2 levels: -2 and -1)

Ground Floor: 212 sqm with an additional 114 sqm mezzanine and 3 parking spaces

Upper Floors: First to fourth floor comprising 220 sqm each, complete with external verandas of 10 sqm and the fifth

floor has 100 sq.m.

Technological Marvels:

Independent V.R.V Air Conditioning System on every floor

36 state-of-the-art surveillance cameras linked to iPads and mobile devices for real-time notifications

Central Controlled Access System for enhanced security





# **Additional information**

## **Facilities**

Aircondition, Central system Heating, Split system Parking, Underground

**Features** 

24-hour security Alarm system Automation system

Business facilities CCTV City view

Closed offices Concierge Conference hall

Double glazing Earthquake-resistant structure Easy access to main roads

Energy efficient doors/windows Entrance gate Excellent condition

Fiber optics Furnished office Heart of city center

High ceilings Kitchen Lobby

Near amenities Near bus route Raised floors

Reception Semi-solid parquet flooring Server room

Server room with full rack

### **Contact us**



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