



#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>

Type	Commercial Building	Structure	Concrete
Status	Resale	Facade	Concrete
Title deed	Yes	Energy efficiency rating	 A
Furnished	Fully furnished		

## Description

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@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
  - Schindler elevator ensuring seamless vertical transport
  - Stainless Steel doors, marble flooring, and raised floors for a sophisticated ambiance



# 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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