



Reference 5165

Commercial Office in Makarioiu Avenue - Limassol

**€1,123,355 +VAT**

Katholiki, Limassol

2 Bathrooms | 161 m<sup>2</sup> Covered

## Description

- Internal Area 161m<sup>2</sup>
- Covered Verandas 38m<sup>2</sup>
- Covered Parking
- Close to several amenities
- People with special needs
- Video surveillance
- Elevators
- Energy saving
- Public realm
- Cyclist facilities
- Electric cars. Priority parking spaces and charging outlets for the electric cars.
- Valet car wash
- Changing rooms
- Fitness room
- Situated in town centre
- Class A Office building
- Top class specifications

|                          |                   |
|--------------------------|-------------------|
| Covered veranda          | 38 m <sup>2</sup> |
| Energy efficiency rating | A                 |
| Status                   | Off plan          |



- EPS certificate

This elite architectural marvel combines 8 floors of top-class commercial space for 16 offices, all designed in such a way that allows for ultimate sustainability and efficiency.

An impressive, double-height lobby sets the tone for this ultra-modern building, while full-height glazing on each floor creates a light-filled work offering sweeping views of the whole city below. With ample space for two offices on each floor, these luminous workspaces are fully flexible and customizable over a 400 square meter layout, accommodating businesses of any size and stature. Every office also features its own spacious terrace and is equipped with restrooms and kitchenettes.



## Facilities

✓ Aircondition · Central system ✓ Parking · Covered ✓ Elevator ✓ Gym

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## Features

✓ Reception ✓ Internet ✓ CCTV ✓ Energy efficient doors/windows ✓ Veranda ✓ Kitchen

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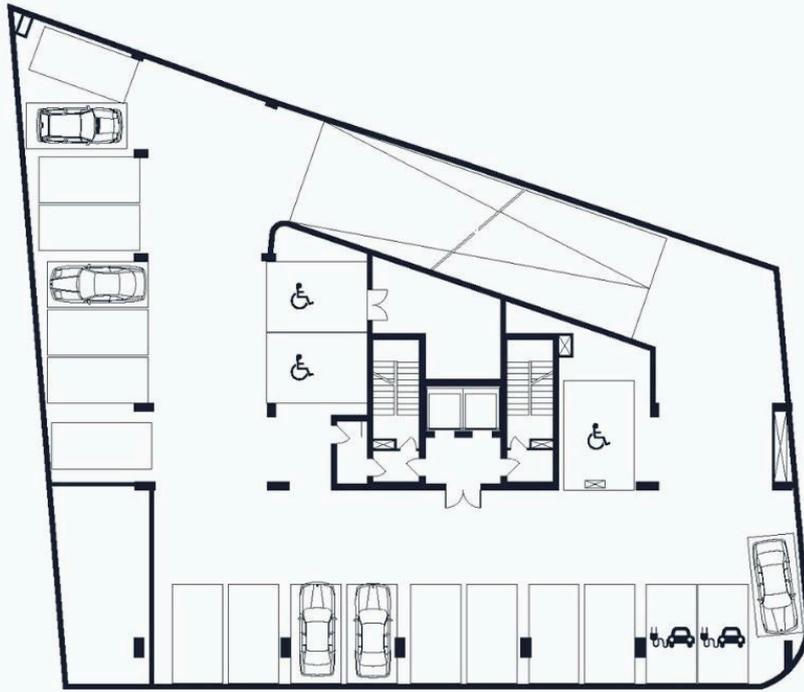
## Gallery



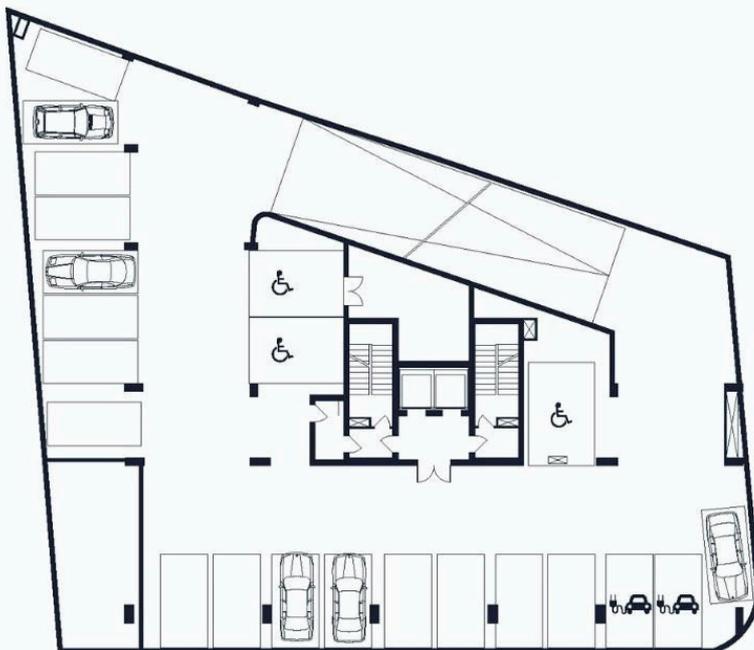




# Floor plans

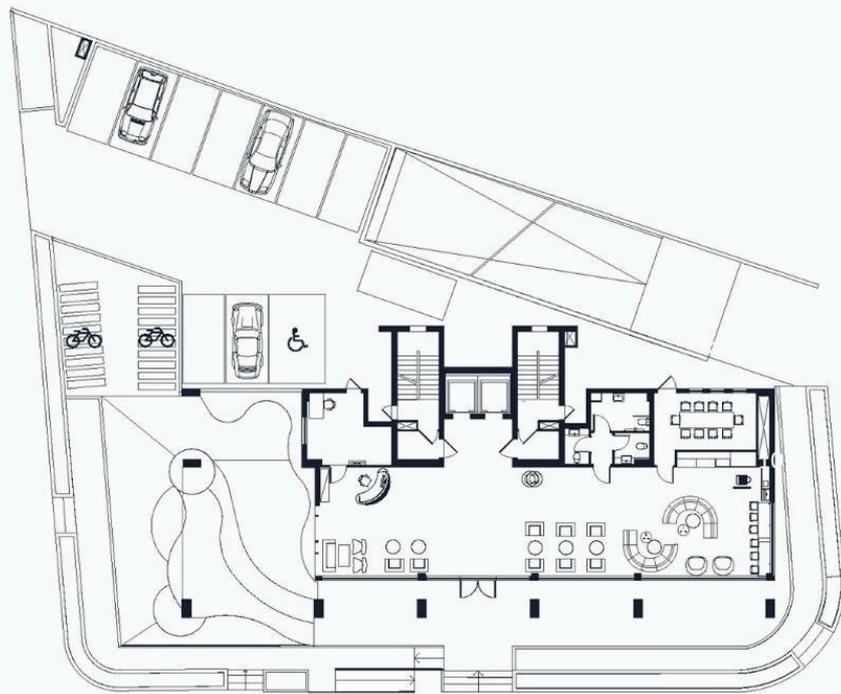


Basement -2

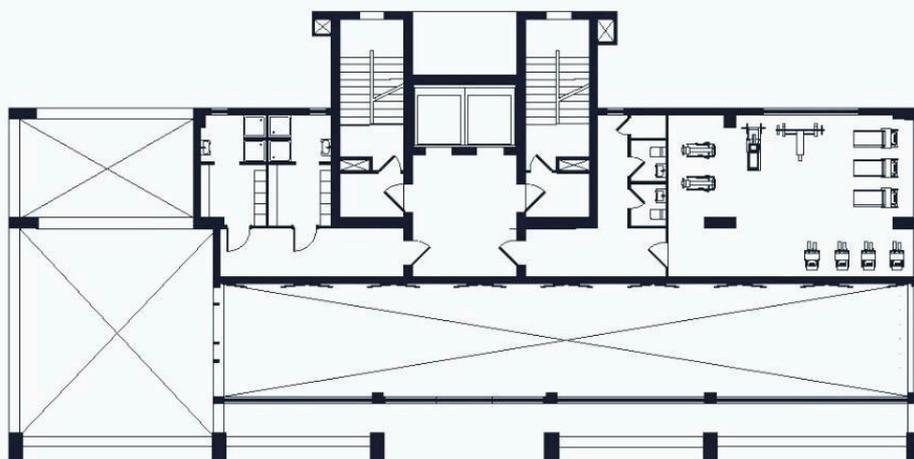


Basement -1



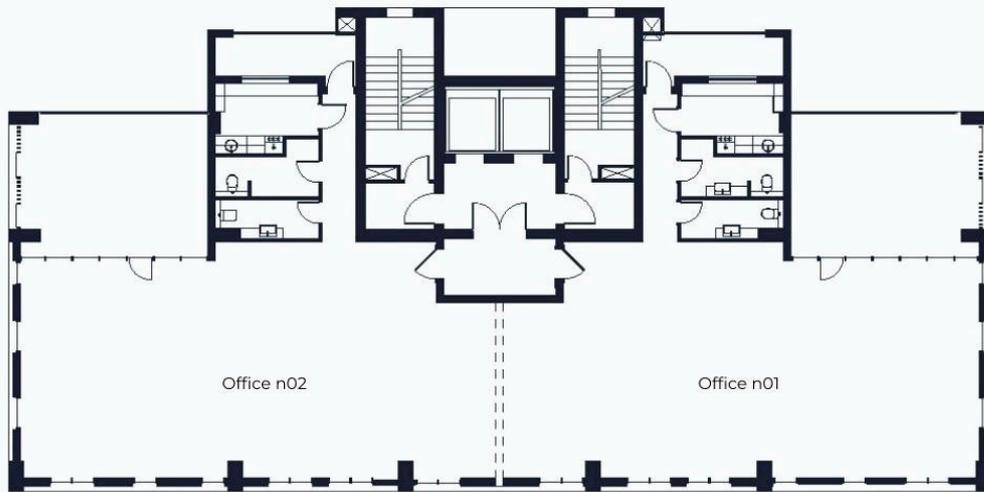


Ground floor



Mezzanine





Typical office floor

