#32791

Commercial Building With Roof Garden in Kapsalos, Limassol

Kapsalos, Limassol

€19,668,096 +VAT











SYNERGY
ESTATE AGENTS

Overview

Specifications

Covered

2897 m²

Type	**Commercial Building**
Toilets	**20**
Covered veranda	**390 m²**
Roof garden	**441.8 m²**

Status	**Off plan**
Year of construction	**2029**
Energy efficiency rating	**A**

Description

Commercial building located in the Kapsalos area, in the western part of Limassol, directly on the city's main highway, offering high visibility and easy access to the main roads and highway.

The building consists of a ground floor suitable with a spacious lobby/ reception area, a mezzanine, and four office floors with open-plan layouts, full-height panoramic glazing and covered verandas. Each office floor includes kitchens and WCs. The top level features a private roof garden with panoramic views, kitchen areas and WCs.

The offices are delivered with shell & core finishings and include thermal aluminium doors and double-glazed windows with insulated profiles, a clear floor-to-ceiling height of 3.6 meters and a distribution board in each office. A solar power system for the office areas is available upon request.

The building also offers three high-speed elevators, two levels of underground parking with 54 parking spaces and electric vehicle charging, bicycle parking, landscaped outdoor areas, 24/7 security and video surveillance, face ID and smart access control, UPS-protected critical systems, a TIER II server room, and high-speed fibre-optic infrastructure with dual independent telecommunication providers.

Delivery date: Q2 2029

Additional information

Facilities

Elevator

Features

24-hour security	Bicycle parking	CCTV
City view	Double glazing	Easy access to highway
Easy access to main roads	Electric car charger	Fiber optics
Floor-to-ceiling windows	Handicap accessible	High ceilings
Lobby	Main road	Panoramic view
Reception	Roof garden	Server room
Sound insulation	Thermal insulation	Veranda

Contact us

Synergy Limassol

(+357) 22525269

b0684339498@icloud.com