

**ANSHUN**

Business Centre



An architectural rendering of a modern, multi-story glass skyscraper. The building features a prominent glass facade with a grid pattern, reflecting the sky and surrounding environment. The top of the building is capped with a dark, flat roof that supports a lush rooftop garden with various green plants and trees. The building is situated on a city street corner. In the foreground, there are several cars: a white sedan, a dark sedan, and a red sports car. Pedestrians are visible on the sidewalks, and streetlights line the road. The sky is bright blue with scattered white clouds. A semi-transparent white banner with the text "From Concept To Reality" is overlaid across the middle of the image.

From Concept To Reality





## IDEAL LOCATION

Anshun Business Centre is located on Spyrou Kyrianou Avenue in the area of Polemidia, one of the main commercial roads in Limassol, offering high visibility from all sides.

Furthermore this modern and luxurious commercial building is located close to Limassol's central business district, surrounded by an array of commercial offices, financial institutions and a large selection of showrooms.

Located as follows:

**3.0 km** from the Limassol Marina

**5.5km** from Limassol Main Commercial Port

**6.0km** from new Limassol Casino

**1.5km** from the Paphos/Nicosia/ Larnaca main motorway





### Places of interest



BANKS



RESTAURANTS



SHOPPING DISTRICTS



CYPRUS CASINOS



LIMASSOL PORT



LIMASSOL MARINA



“ First impressions are the most lasting. ”



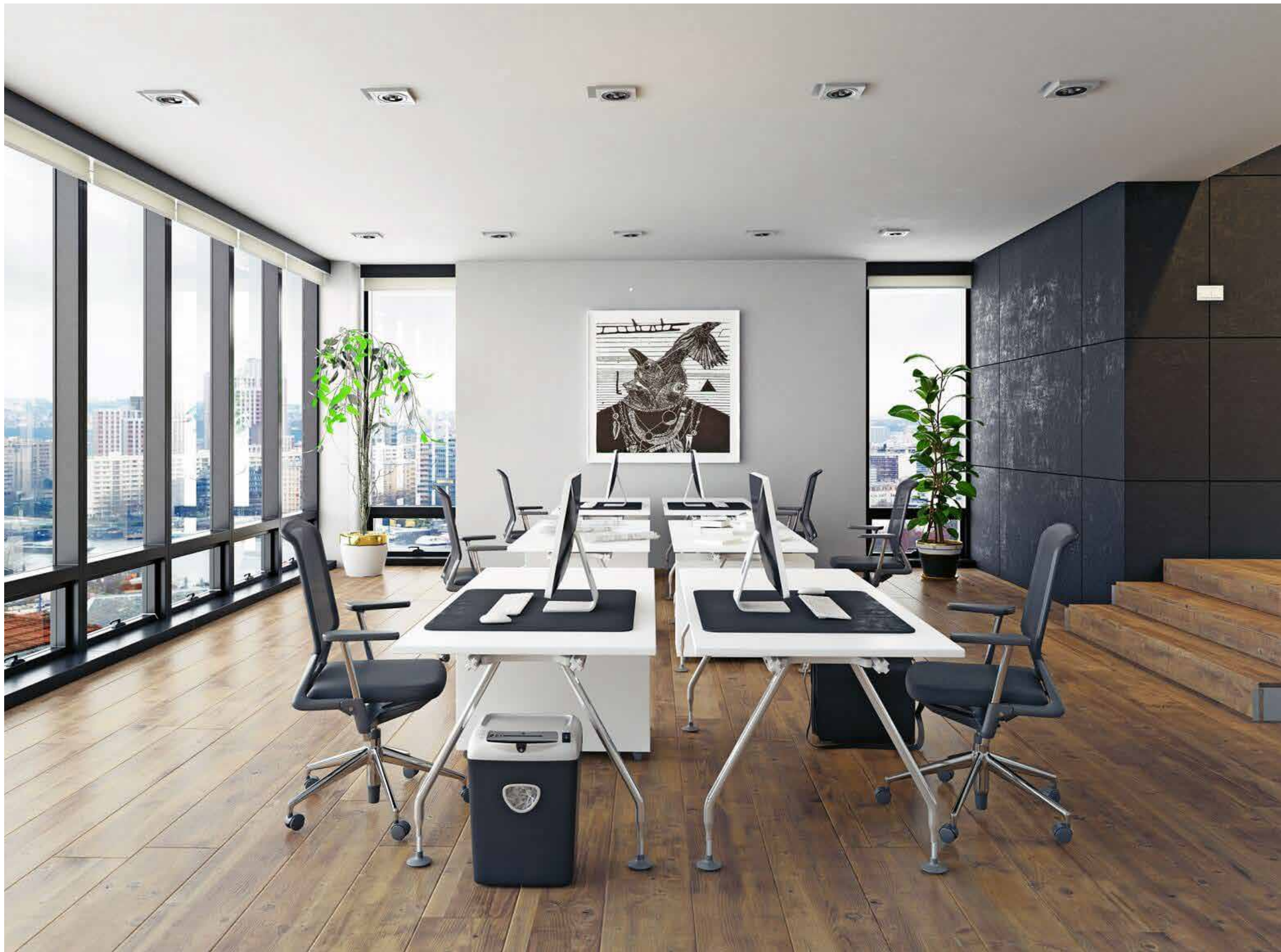


## HIGH VISIBILITY

Being on a crossroad of one of Limassol's main commercial roads and having floor to ceiling windows makes Anshun's ground floor the ideal place to accommodate any retail store.







## LEAVE AN IMPACT

First impressions are paramount to any first-rate business, thus the high quality exterior and interior finishes of the Anshun, from the building's elegant architectural design to the open space offices.





## AN EXCELLENT WORKING ENVIRONMENT

Designed to cater for today's business needs, the Anshun provides open spaces giving a light and airy working environment, with floor to ceiling windows offering unobstructed views of the City, helping to stimulate creativity and productivity.





# SPECIAL FEATURES

## OFFICE EXTERNAL WALLS

Wall from lobby/ foyer: Brick wall plastered and painted. Italian Marble at designated areas.

## INTERNAL WALLS

**Kitchen , kitchen corridor, veranda:** brick walls, plastered and painted.  
**Lavatories:** Brick walls with Ceramic tiles from floor to ceiling at wet areas.

## FLOORING

**Lobby/ Foyer:** Italian marble  
**Offices:** Raised access floors, Antistatic HPL, dimensions 600X600X40mm. (Structural core 38mm high density chip wood upper covering laminate HPL/ under covering aluminium sheet/ border self-extinguishing ABS. Maximum height 25cm).  
**Lavatories:** Ceramic floor tiles for heavy use.  
**Kitchen, veranda:** Ceramic floor tiles for heavy use.

## KITCHEN

Carpentry Fully Fitted MDF cupboard.  
**Kitchen:** electromechanical provisions for Micro Wave, Dish washer, Fridge, water free standing appliance, double Plugs for other kitchen appliances.  
Fire proof kitchen door for ½ hour.

## SANITARY WARE

For the equipment of sanitary room's porcelain sanitary ware are provided as standard along with sanitary fittings.



## UTILITIES

Water supply is provided by the municipal mains water supply system.  
Sewerage connection to the mains sewerage system.

## LIGHTING

**Lobby/ Foyer:** Down lights integrated in the ceiling and floor.  
**Offices:** LED Down lights integrated in the suspended ceilings.  
**Emergency Lighting:** According to authority prescriptions and building codes security lightings for the escape routes of the building.  
**Lightning Protection:** A lightning protection system is installed according to authorities prescriptions and building codes.

## CCTV CAMERAS

Centralised IP camera system at all building entrances, the garage entrance / exit, basement parking area and all the walking area around the building end up to the Reception Desk/ security check point on the ground floor. Ability of access through Internet to authorised persons.

## HEATING & COOLING

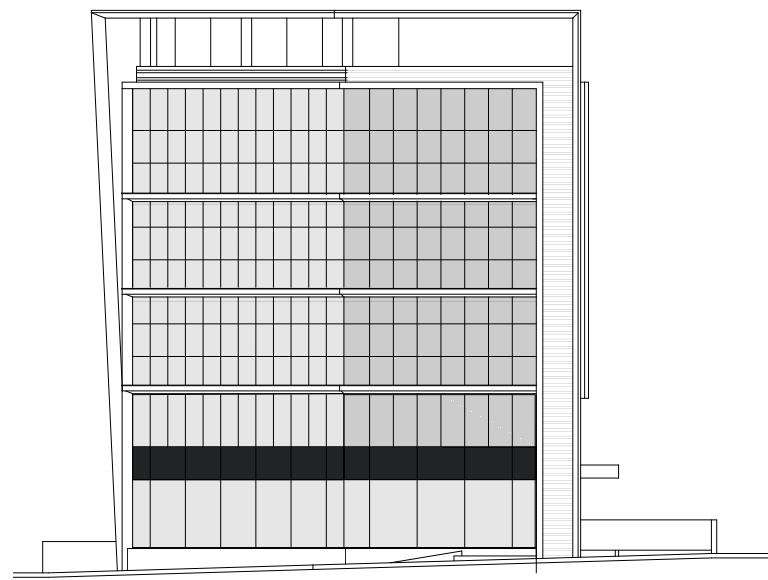
VRV central Air-Conditioners, for each floor.

## FIRE ALARM SYSTEM

A Fire Alarm System centralised system with smoke detectors in each office and open working space according to authority prescriptions.



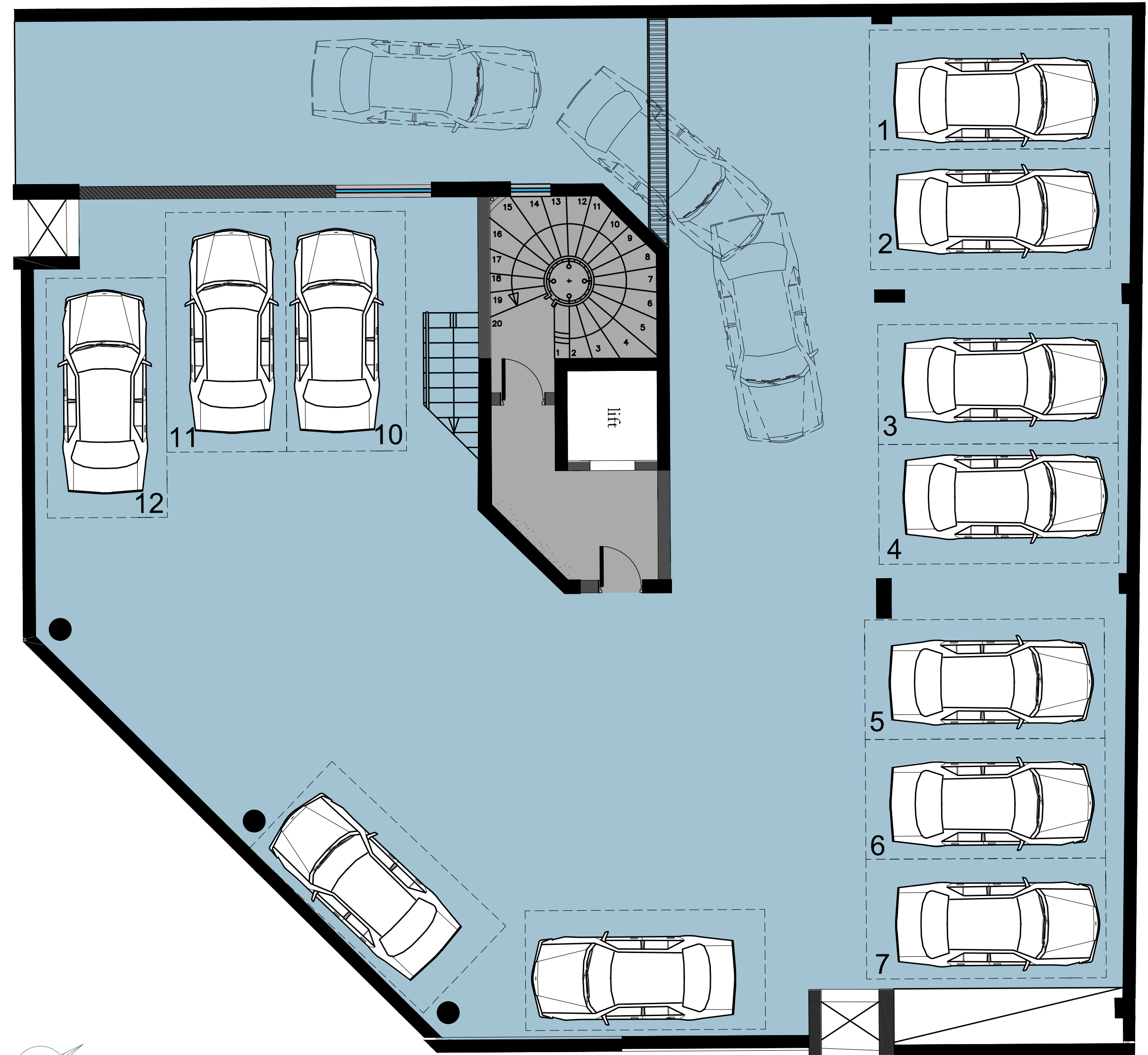




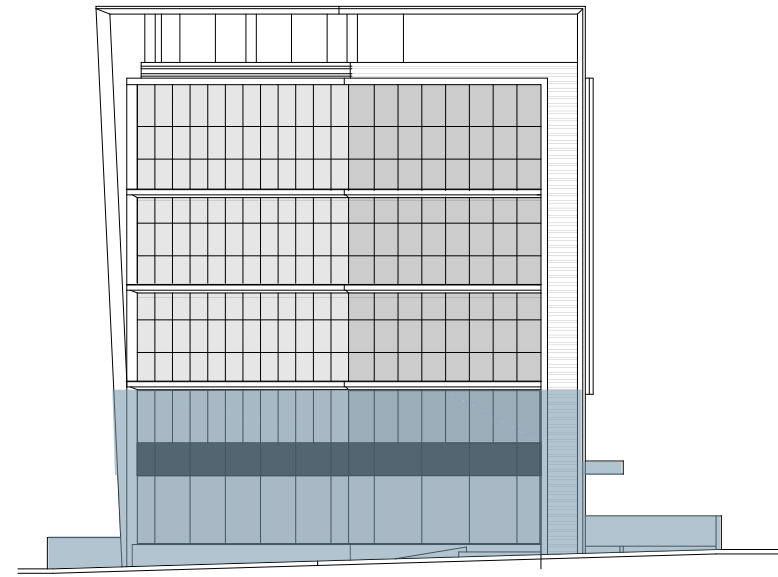
## BASEMENT

Covered Area **395m<sup>2</sup>**

Parking Spaces **12**





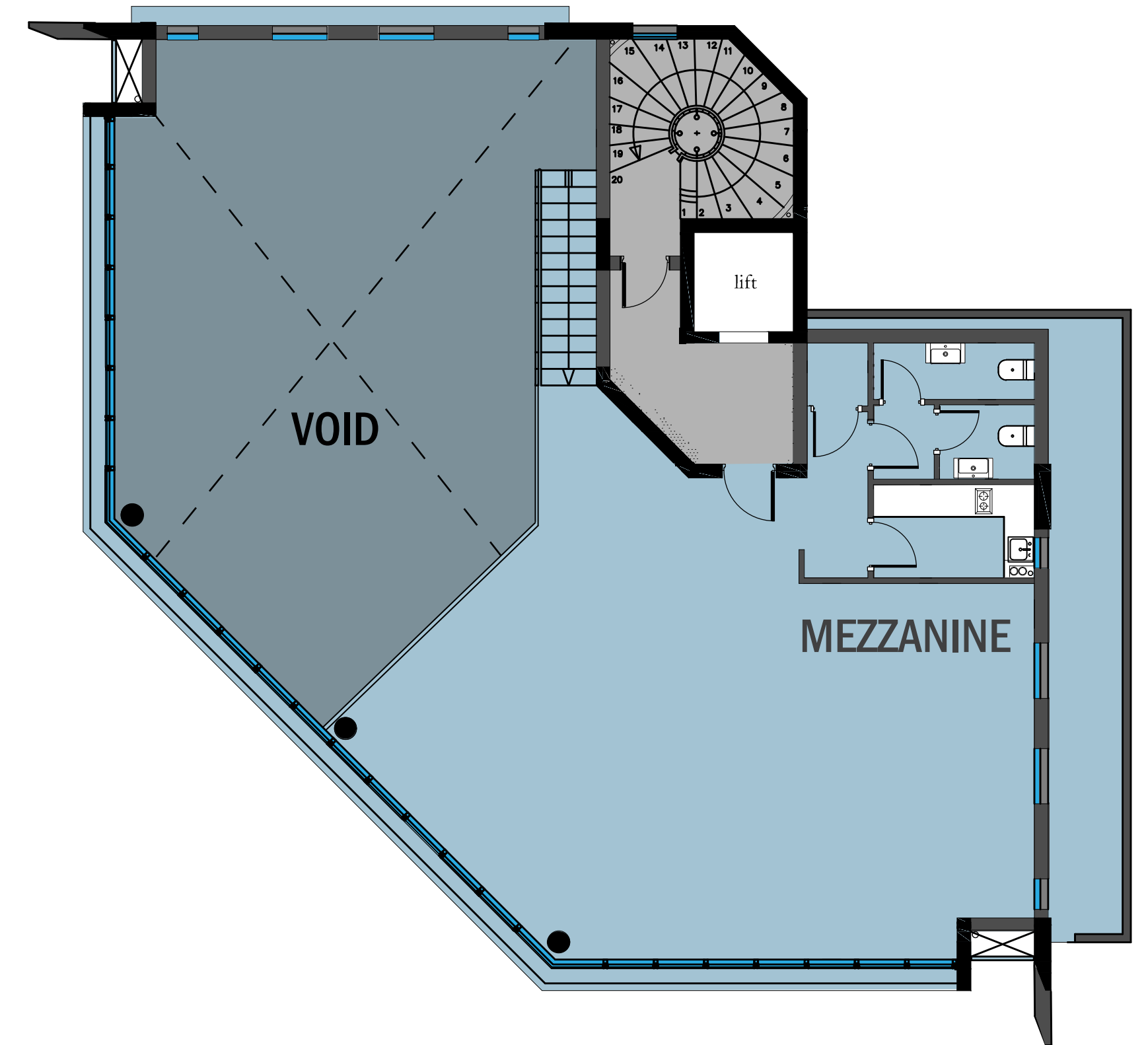
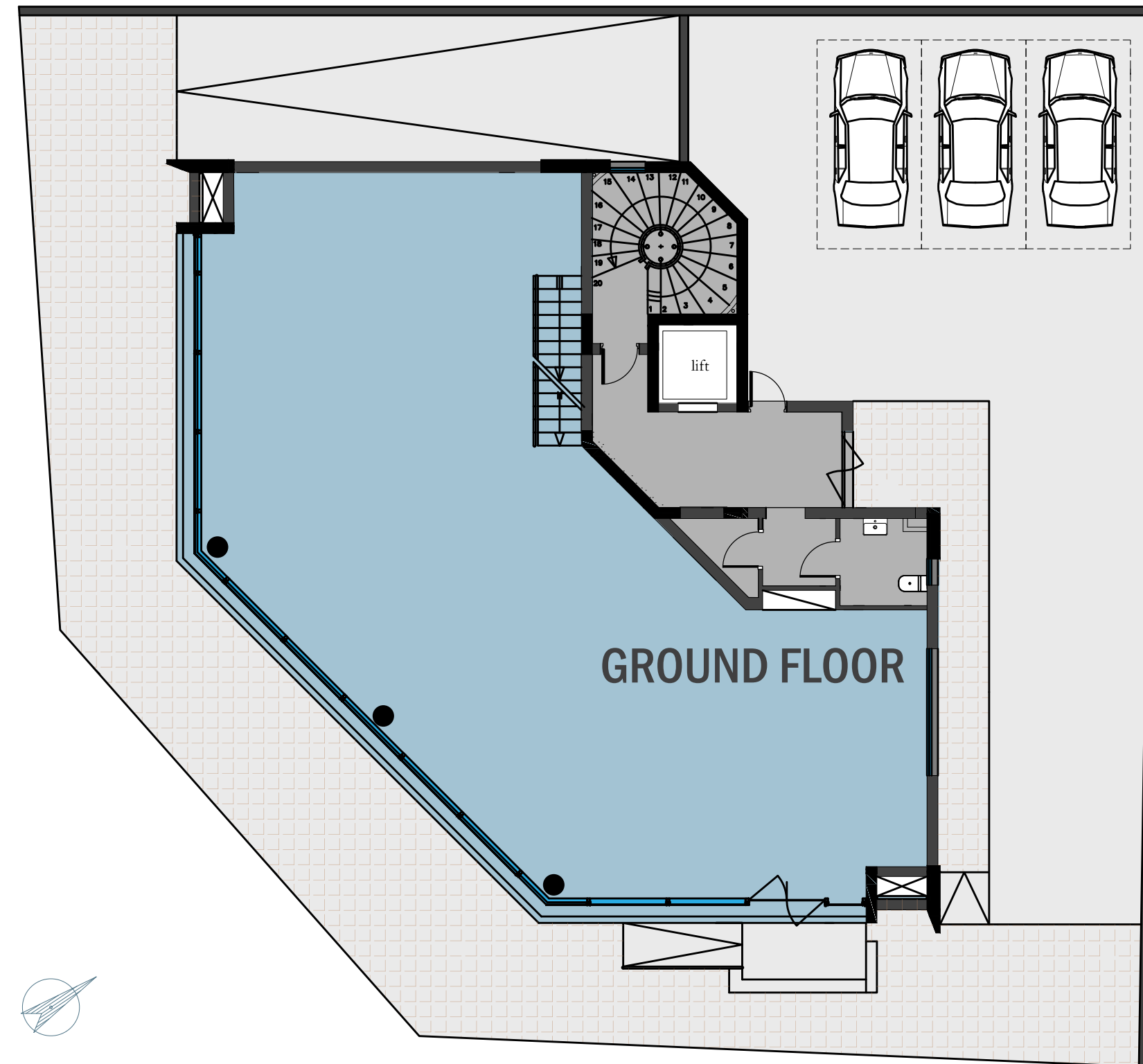


## GROUND FLOOR

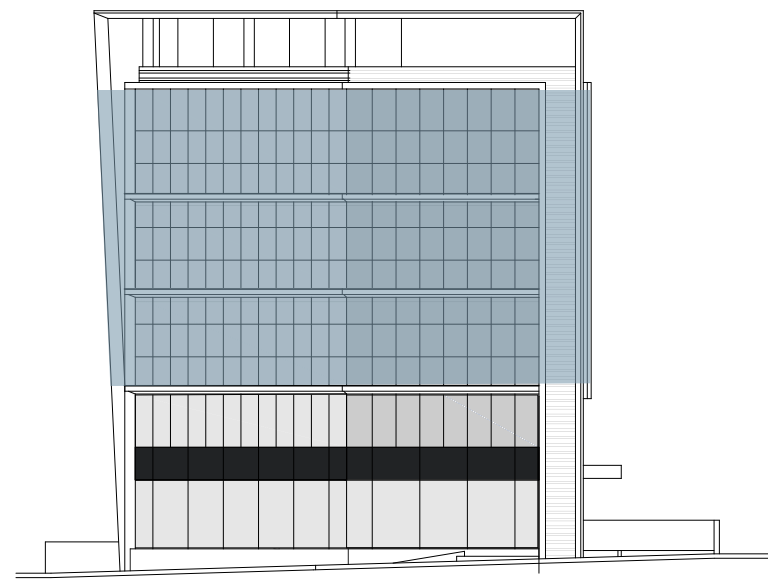
Retail Unit	<b>190m<sup>2</sup></b>
Common Area	<b>45m<sup>2</sup></b>
Total Covered Area	<b>235m<sup>2</sup></b>
Parking Spaces	<b>3</b>

## MEZZANINE

Retail Unit	<b>110m<sup>2</sup></b>
Common Area	<b>28m<sup>2</sup></b>
Total Covered Area	<b>138m<sup>2</sup></b>

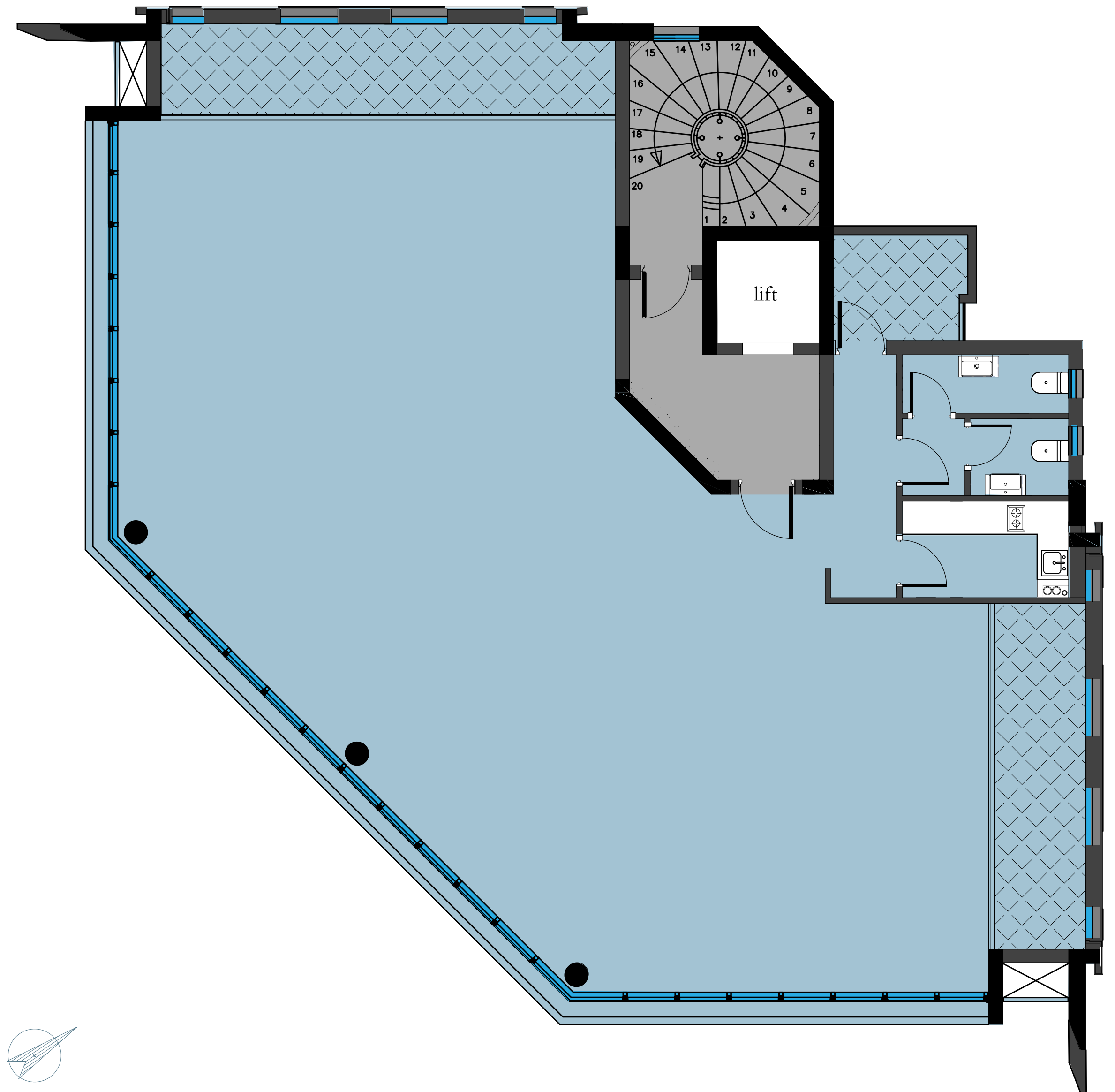




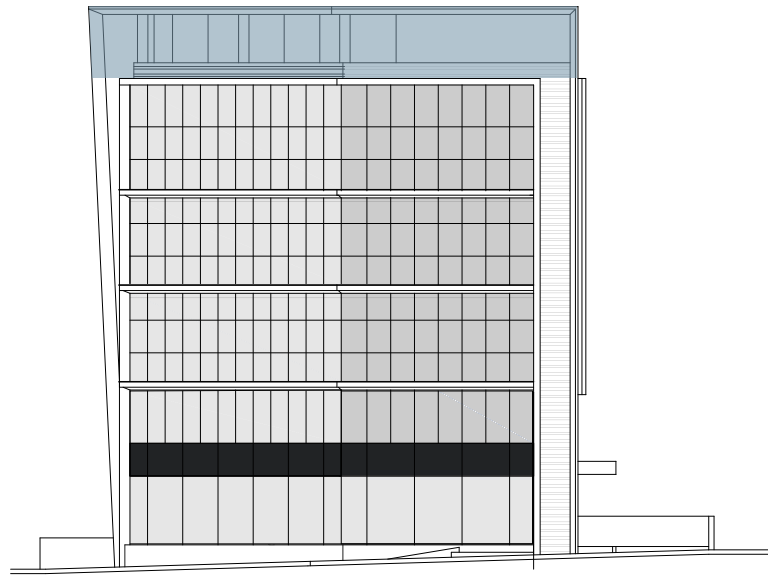


## FLOORS 1, 2 & 3

Covered Area	<b>220m<sup>2</sup></b>
Common Area	<b>28m<sup>2</sup></b>
Total Covered Area	<b>248m<sup>2</sup></b>

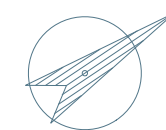
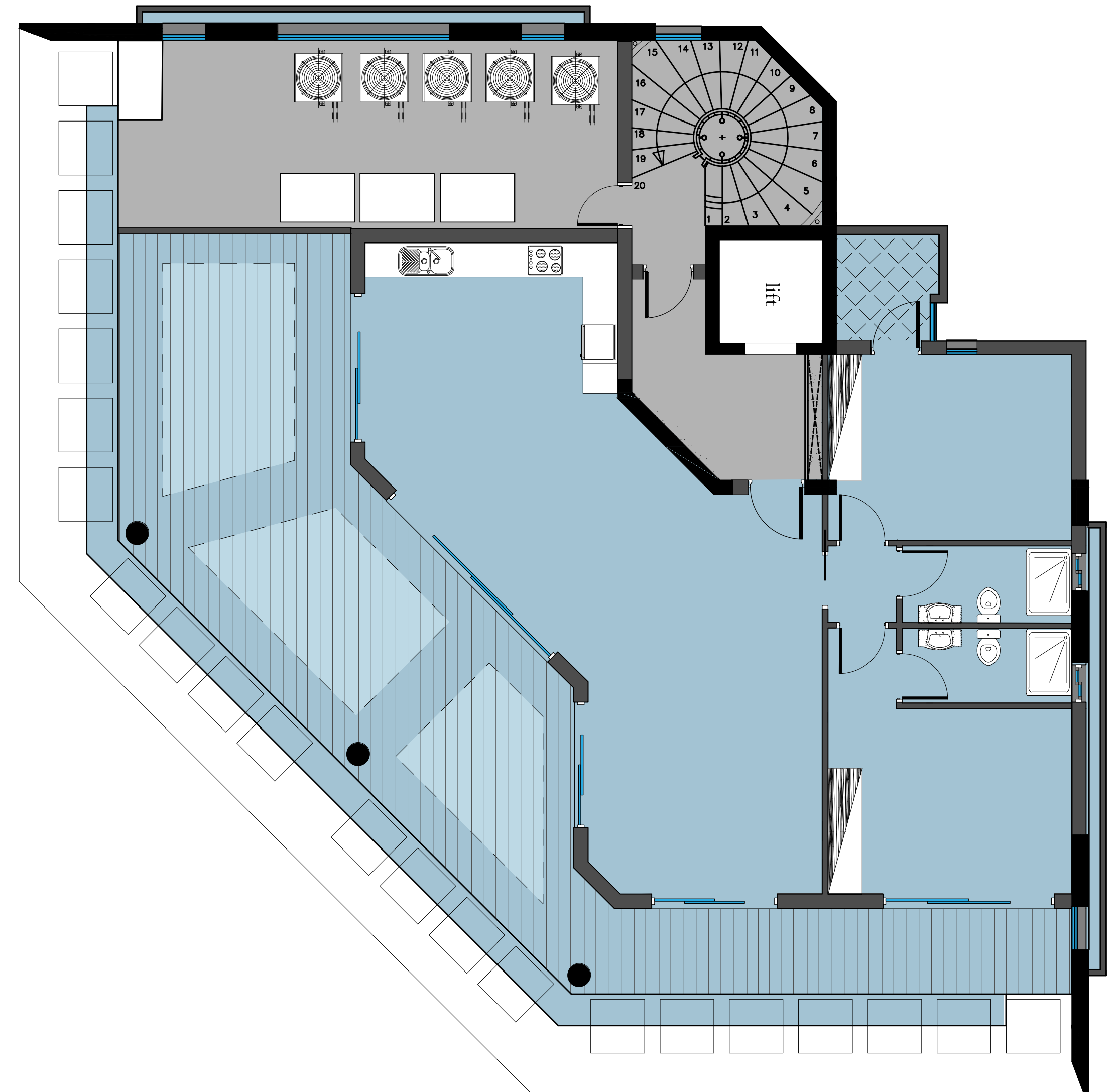






## PENTHOUSE FLOOR

Covered Area	<b>106m<sup>2</sup></b>
Common Area	<b>28m<sup>2</sup></b>
Covered Veranda	<b>65m<sup>2</sup></b>
Uncovered Veranda	<b>3.5m<sup>2</sup></b>
Total Covered Area	<b>199m<sup>2</sup></b>







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