



• COMMERCIAL BUILDING FOR SALE •



Conveniently Located

CCS building 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 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.

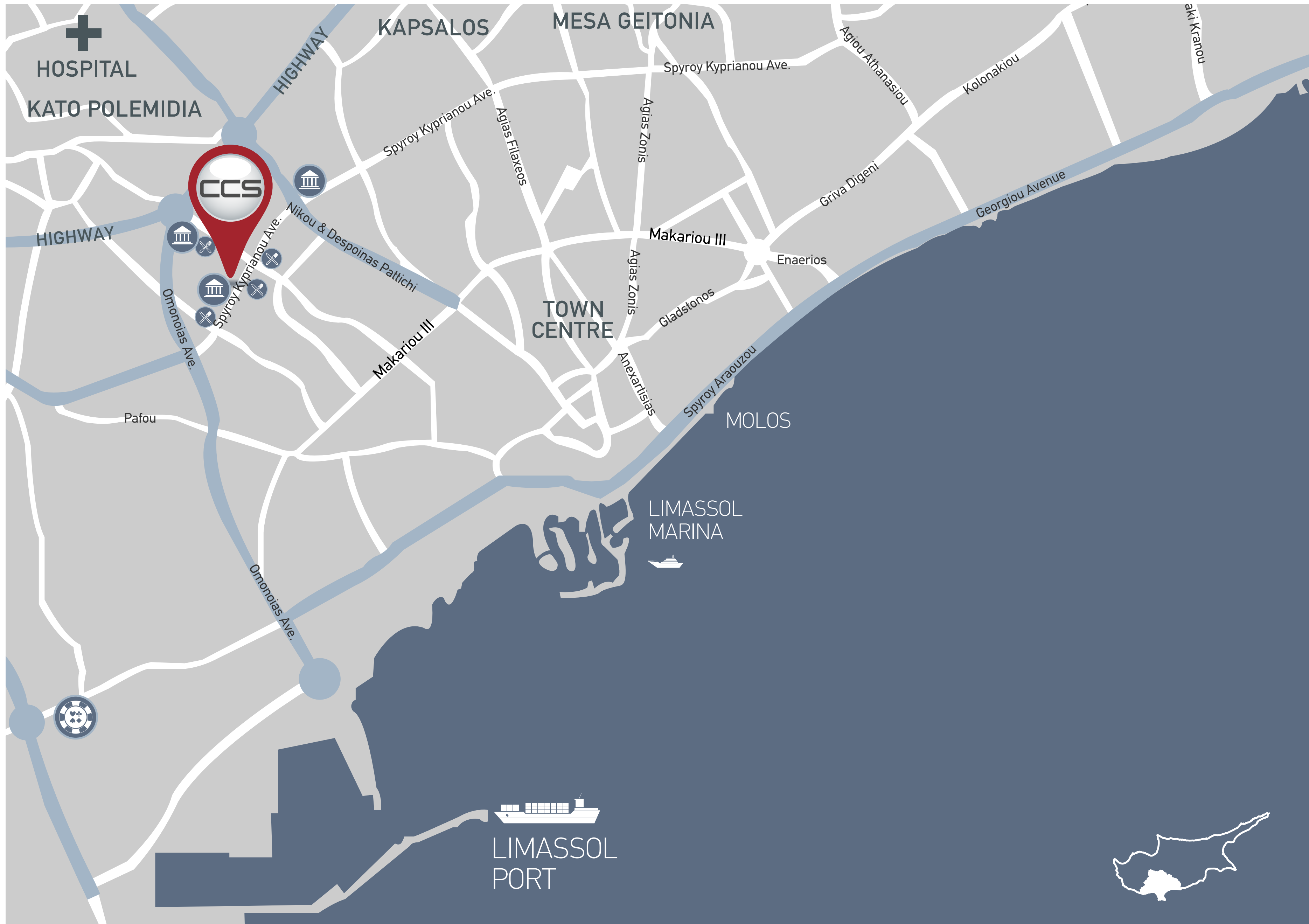


DIRECT ACCESS TO THE CITY CENTRE, SEAFRONT, LIMASSOL MARINA, COMMERCIAL PORT AND MOTORWAY.

Located as follows:

- 1.5km from the Paphos/Nicosia/ Larnaca main motorway
- 3.0 km from the Limassol Marina
- 5.5km from Limassol Main Commercial Port
- 6.0km from new Limassol Casino





Places of interest



BANKS



RESTAURANTS



CYPRUS CASINOS



LIMASSOL PORT



LIMASSOL MARINA

Fully Tenanted offering a good rental yield

Offering a stylish and comfortable, yet functional working environment.
The building is fully tenanted by reputable local and international companies, on long term rental contracts.



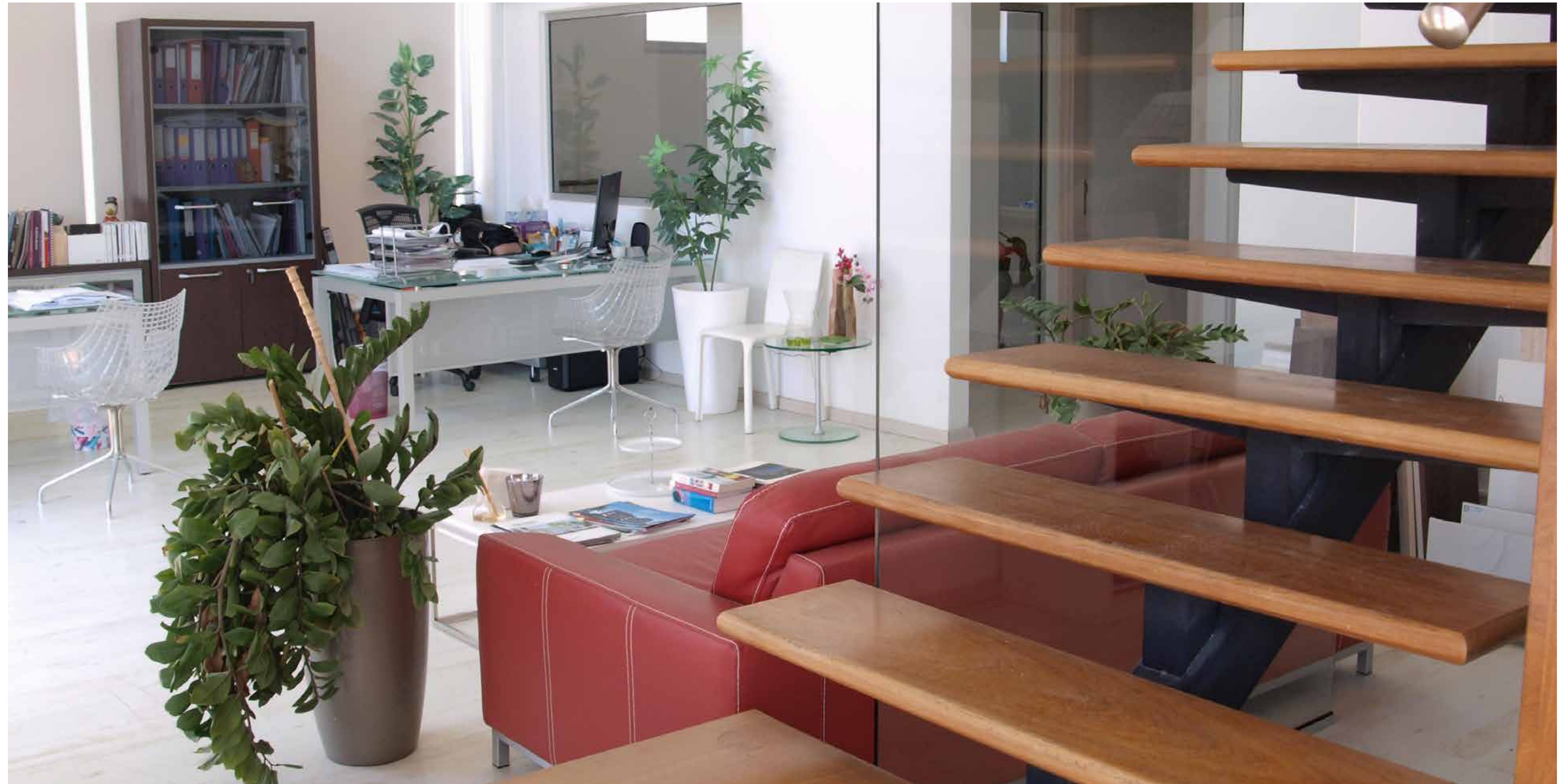


It Begins Here

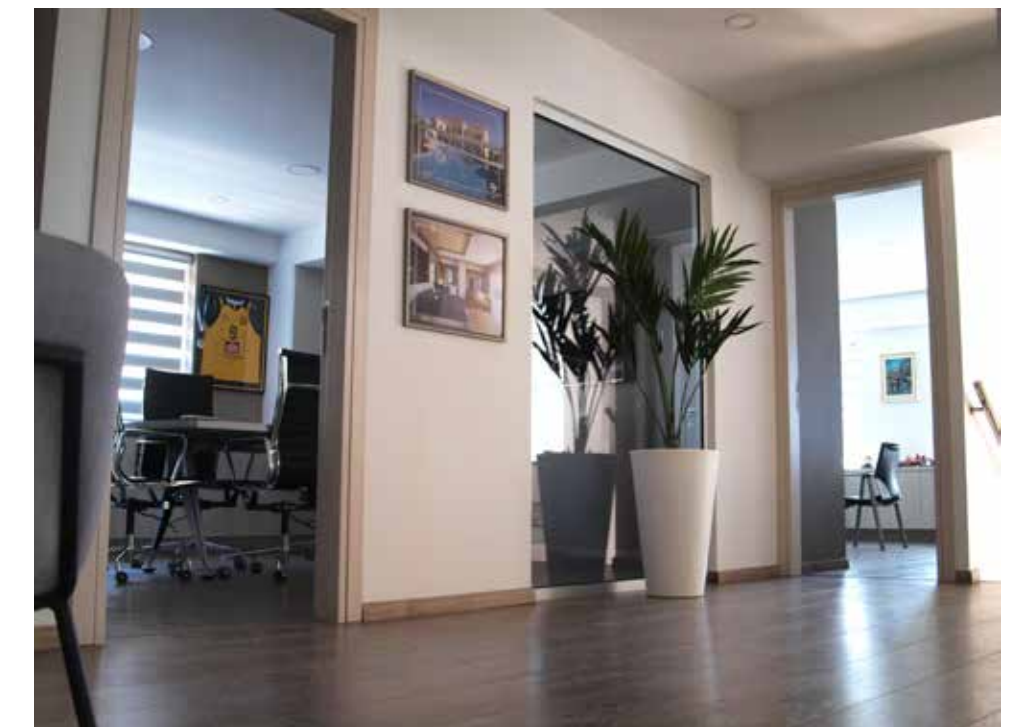
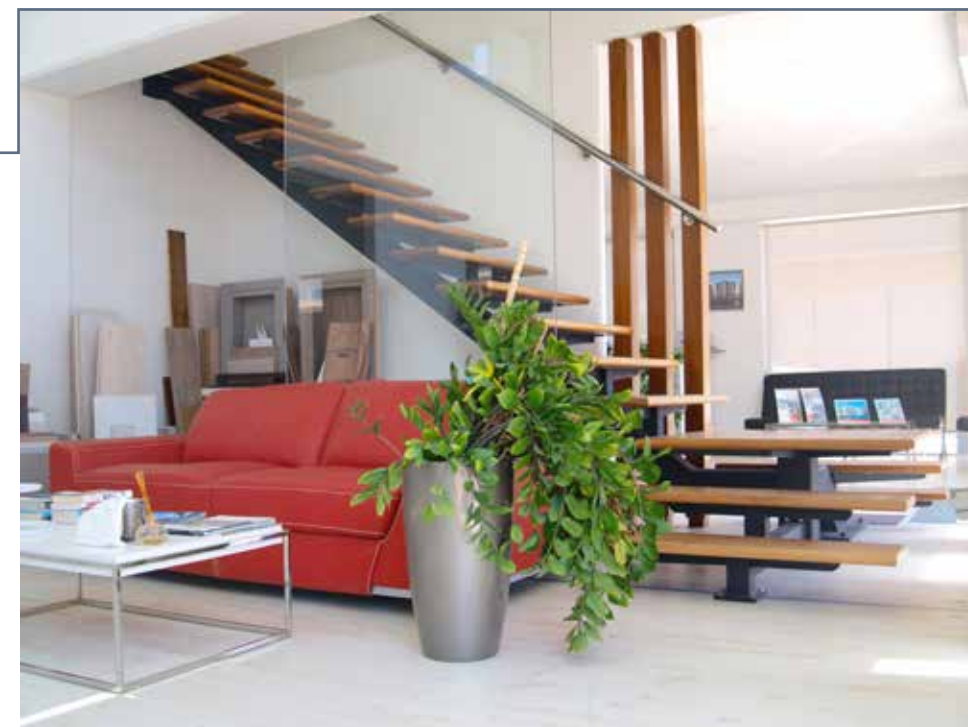
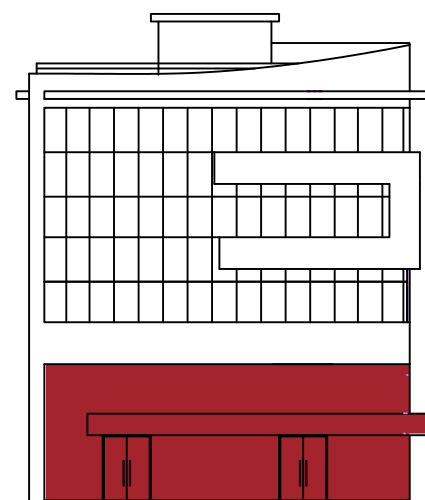
Comfortable Stylish Functional

The ground floor retail unit with mezzanine is utilized as an office area, with the above floors offering four corporate offices.

The building offers ample visitor parking spaces on the ground floor, in addition to secured underground parking facilities sufficient to accommodate the needs of the tenants.

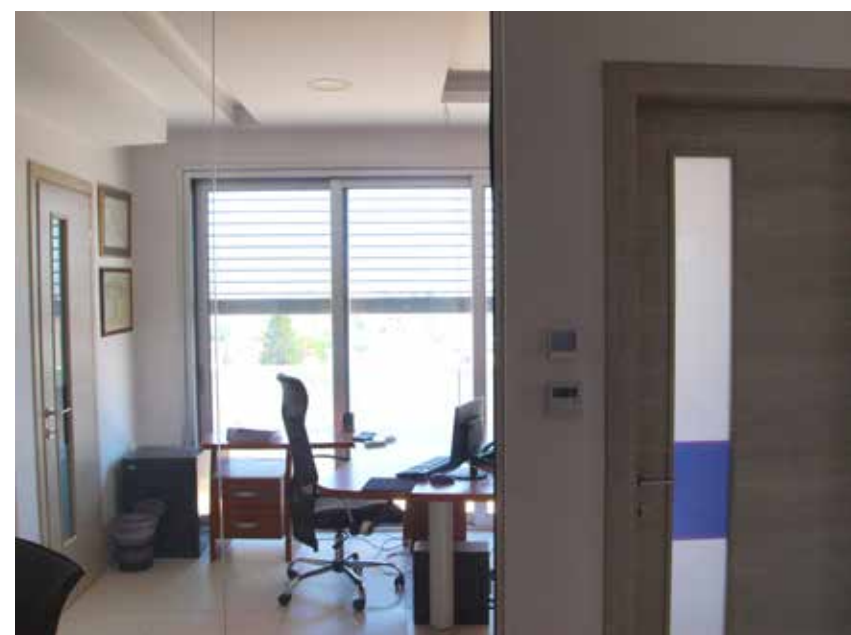
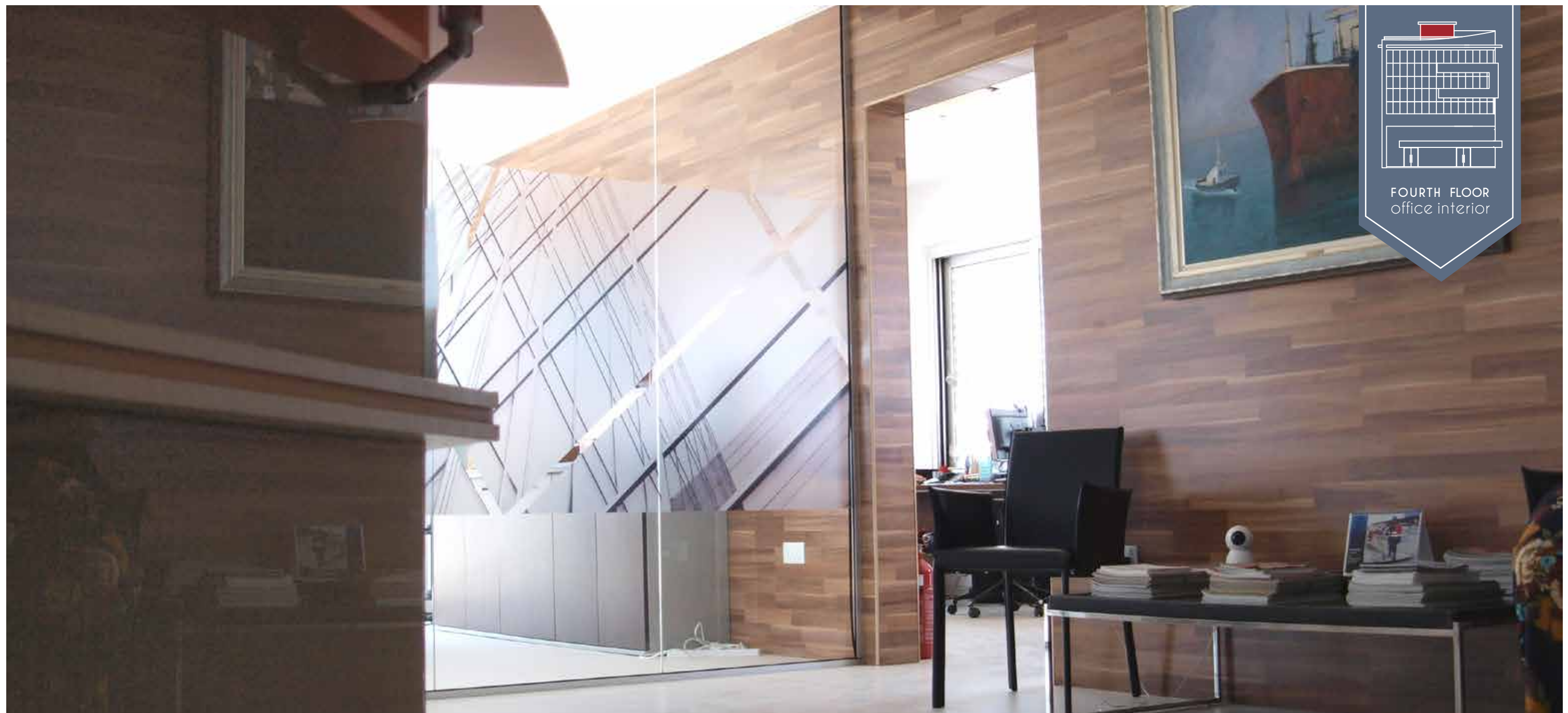
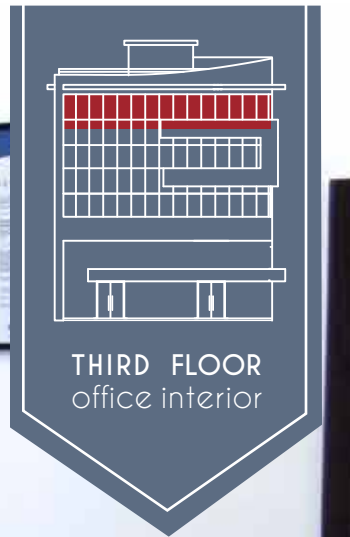


GROUND FLOOR
office interior

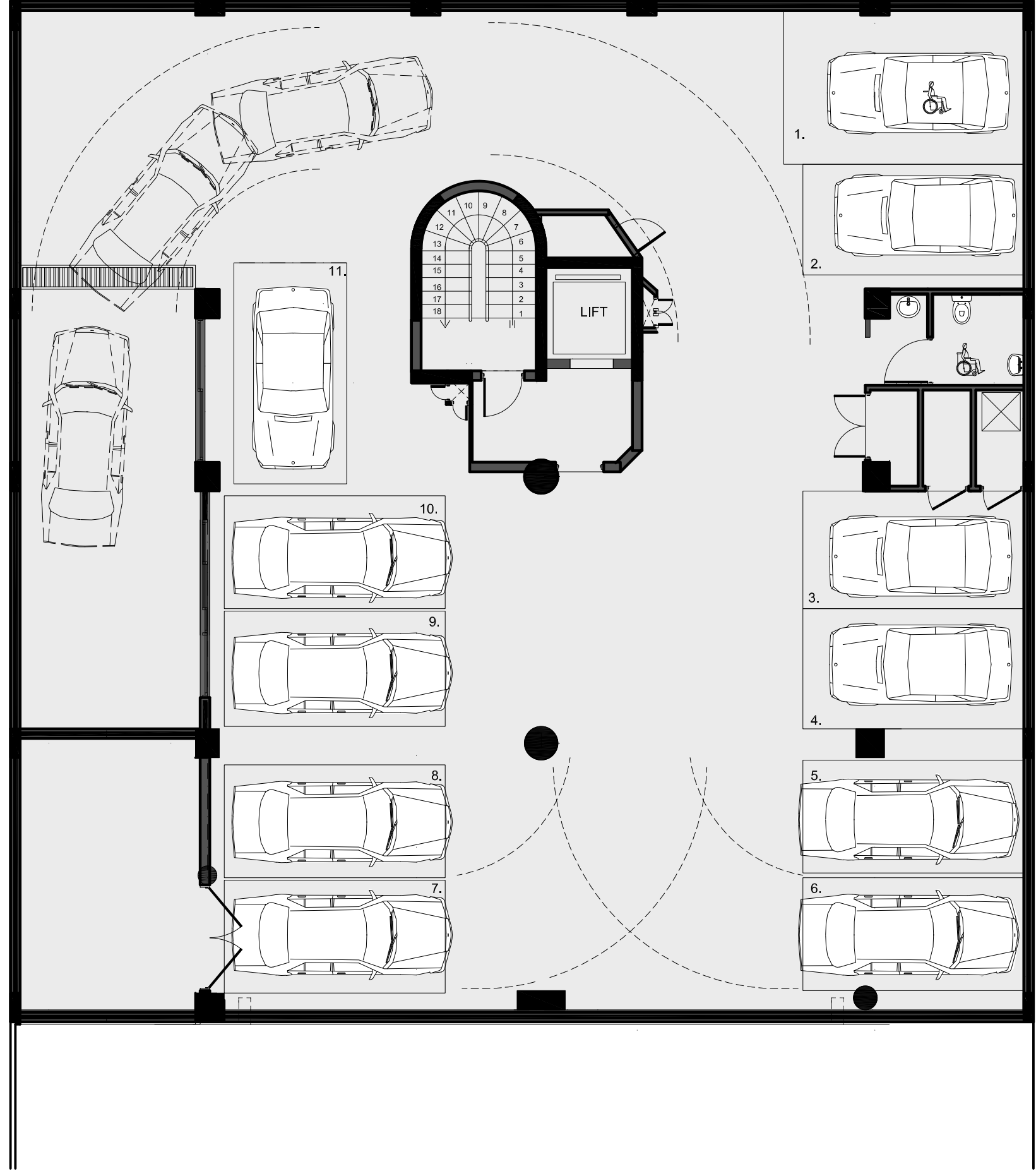


SPECIAL FEATURES INCLUDED:

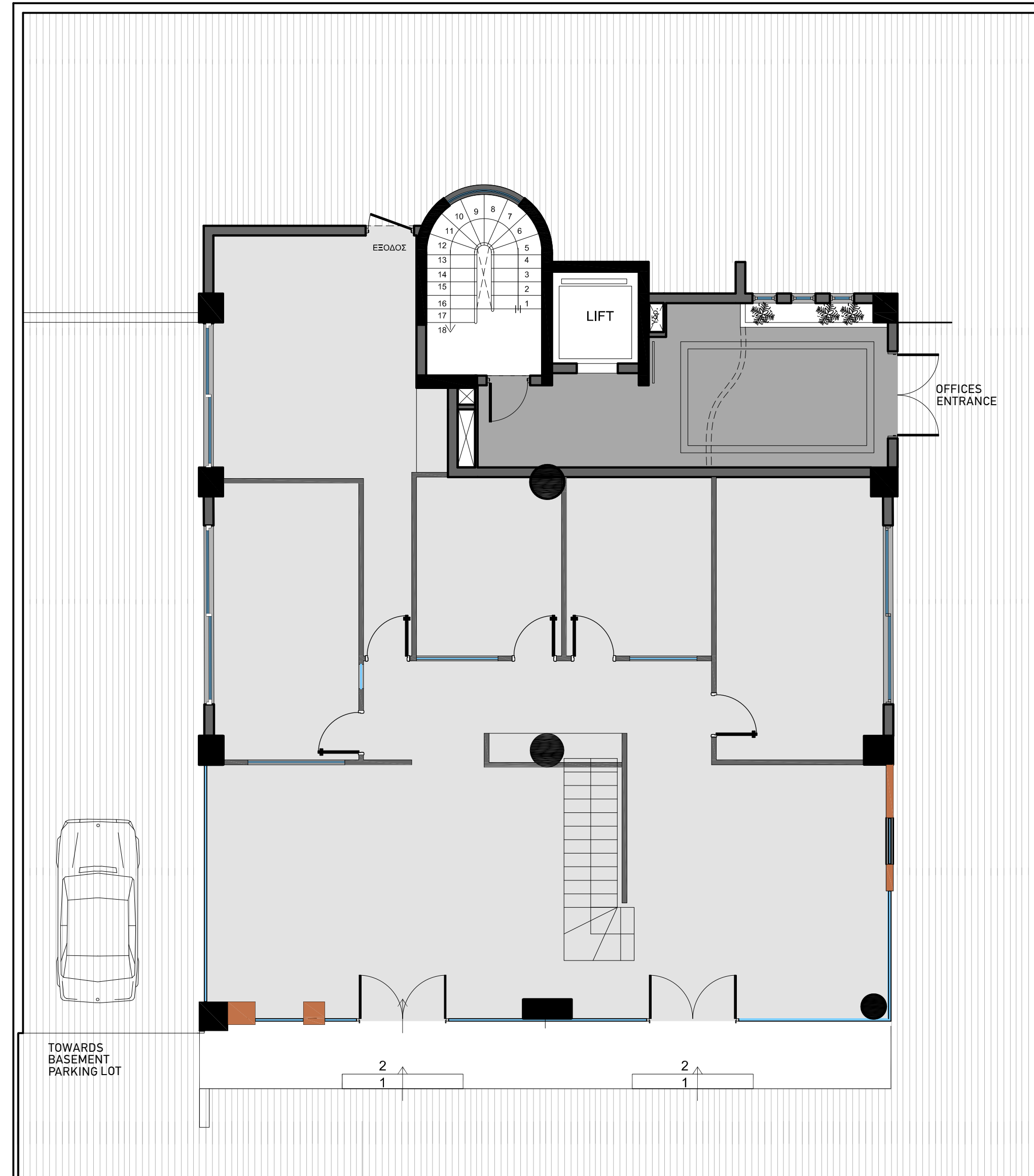
- custom designed internal office layout and partitioning as per customer requirements
- secured and gated underground parking areas
- separate ladies & gents
- fully fitted kitchen
- false ceilings
- fiber optic cabling for internet connection
- designated visitors parking spaces
- tempered double glazing with acoustic membranes
- cctv security system for all common areas
- fire alarm system
- raised floors
- fully air conditioned
- additional staff parking areas
- marble flooring in lobby entrance



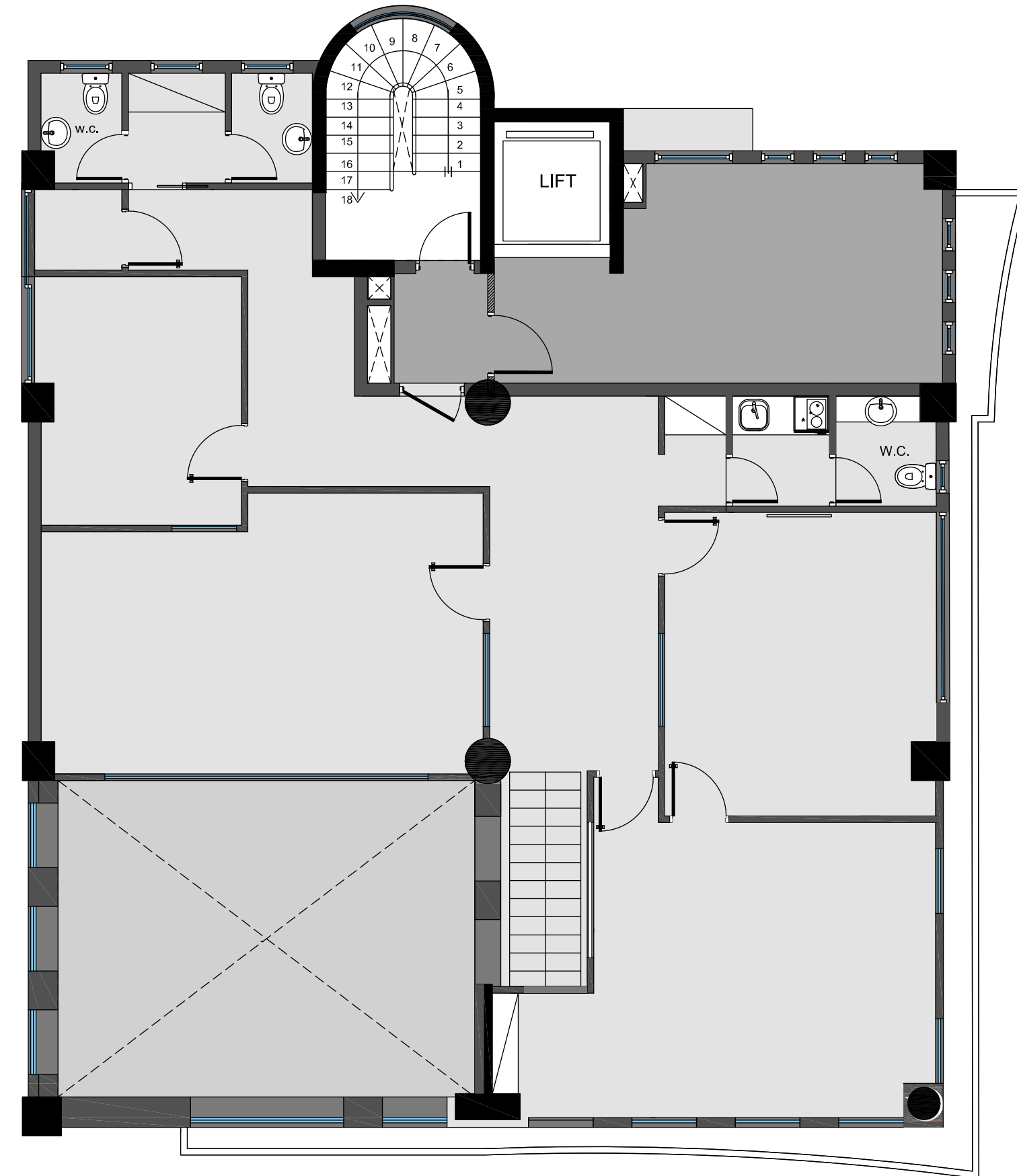
FLOOR PLANS
BASEMENT
400m² COVERED AREA



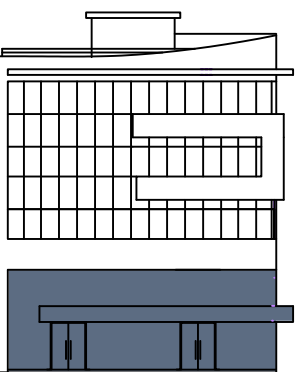
GROUND FLOOR

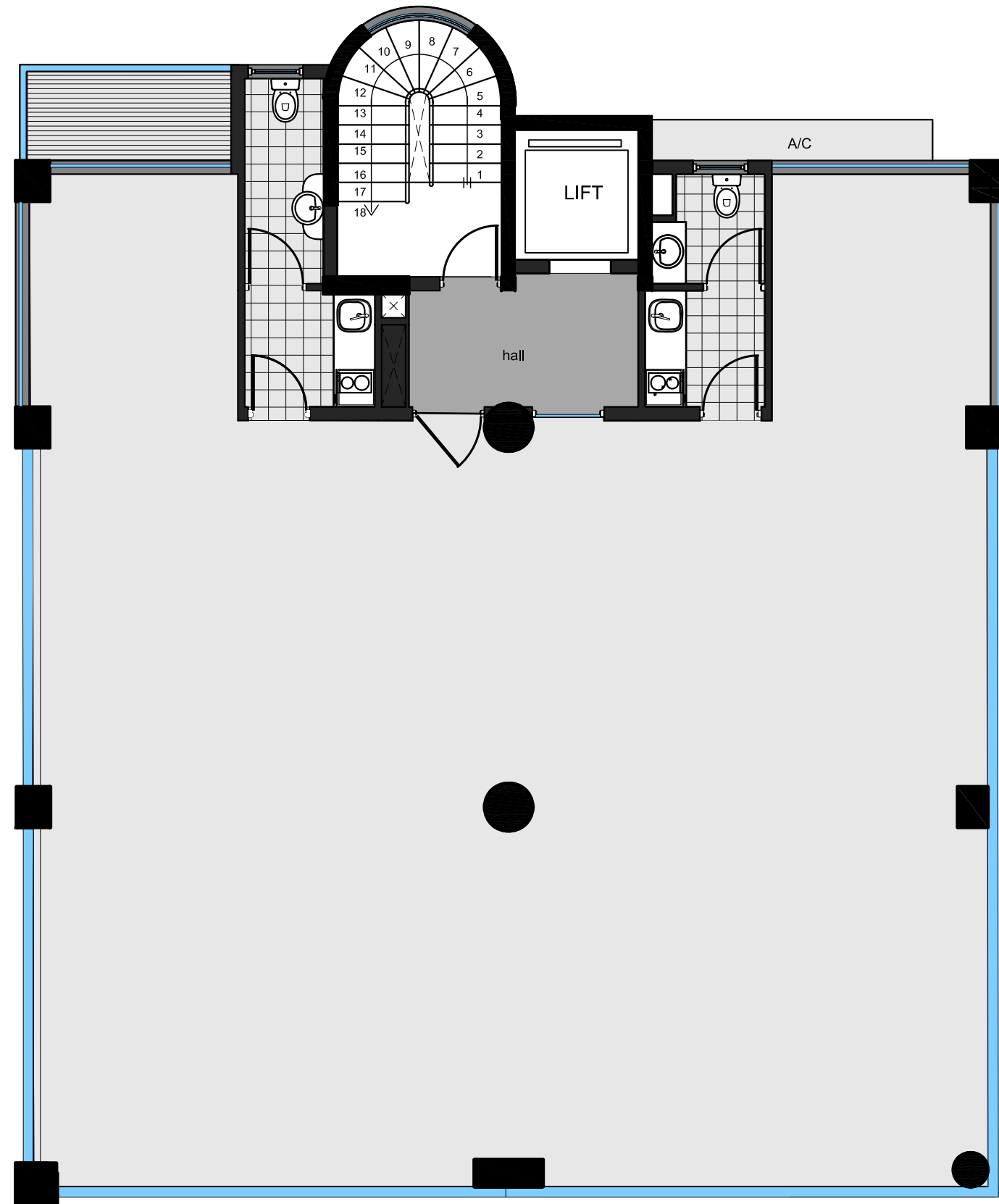


MEZZANINE

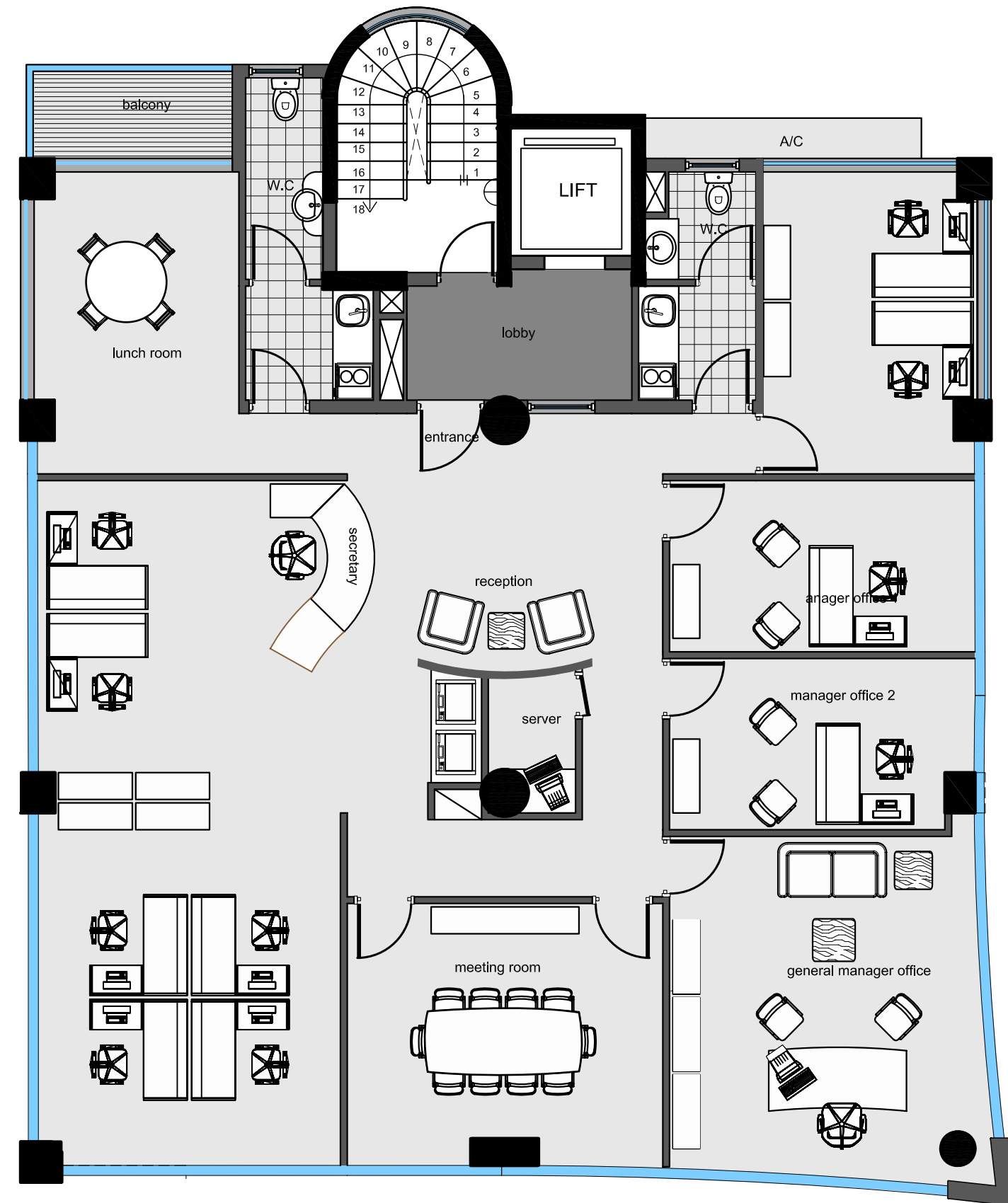


GROUND FLOOR & MEZZANINE
RETAIL UNIT
320m² COVERED AREA
525m² PLOT SIZE

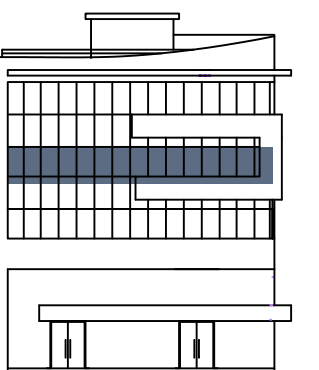


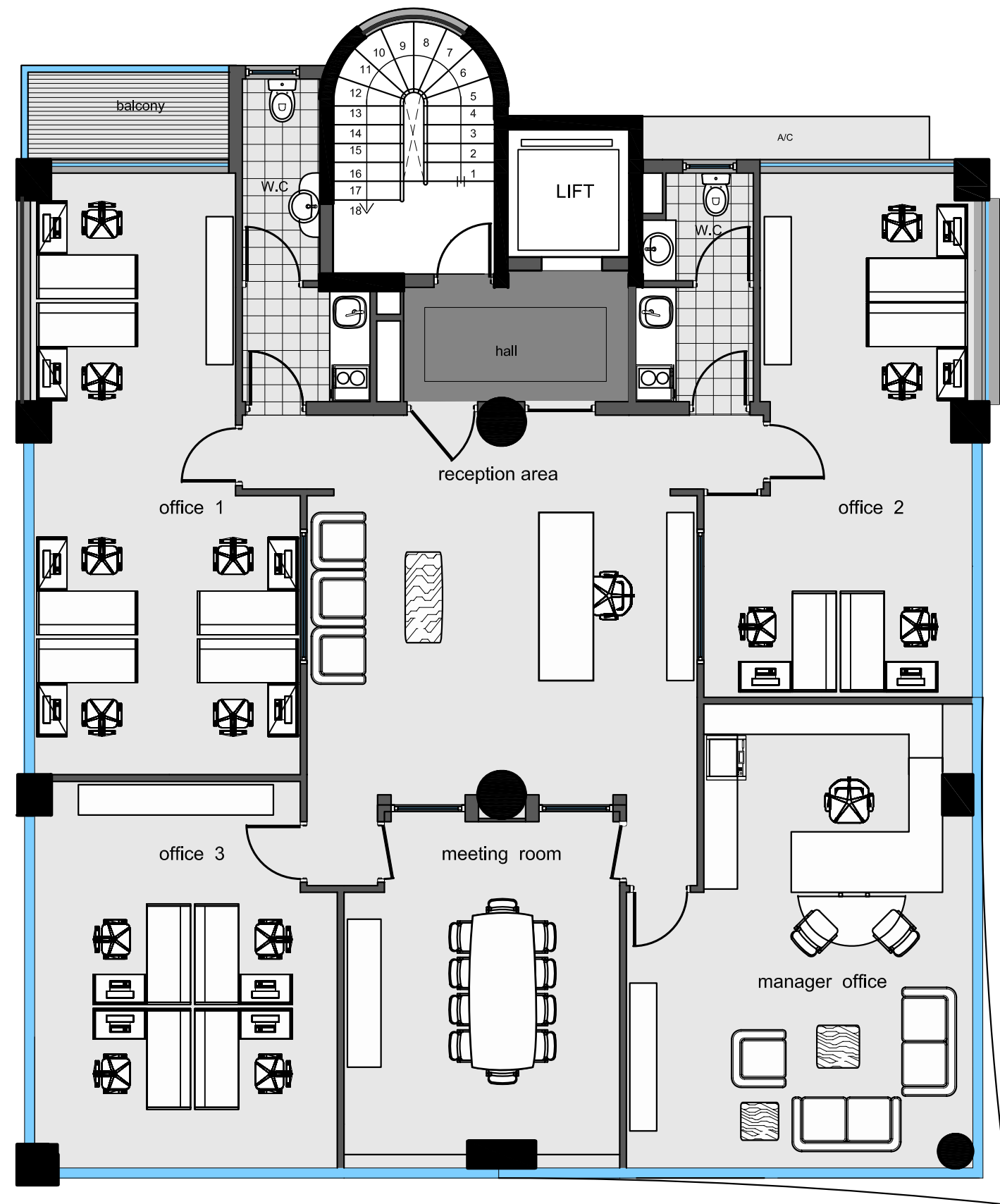


FIRST FLOOR
OFFICE 101
220m² COVERED AREA

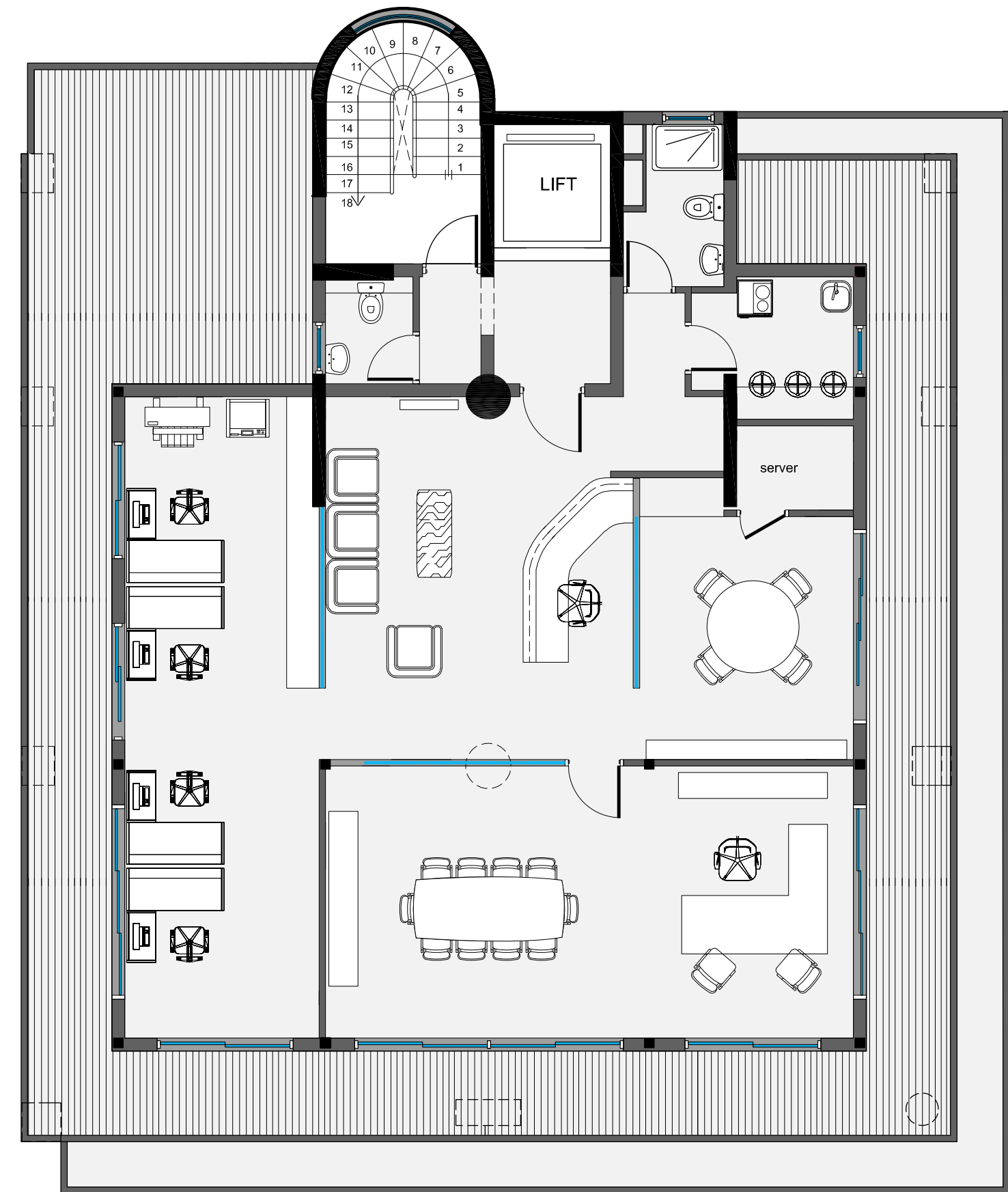


SECOND FLOOR
OFFICE 201
220m² COVERED AREA

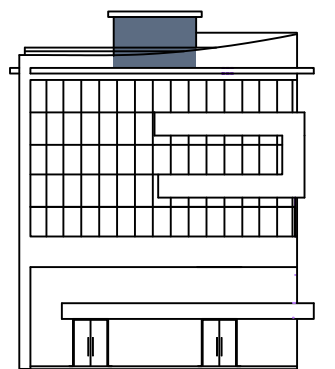




THIRD FLOOR
OFFICE 301
220m² COVERED AREA



FOURTH FLOOR
OFFICE 401
150m² COVERED AREA





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