

PROPERTIES FOR **SALE**

PLOT **779**



PLOT **416**

Both Plots 'ALL-in-One' Deal

€ **6.975.000**

OR

OFFICE SPACE

FOR

2ND & 3RD

FLOOR & FLOOR

Both Floors
'ALL-in-One' Deal
from

€ **6.625**
per floor

RENT

RENT

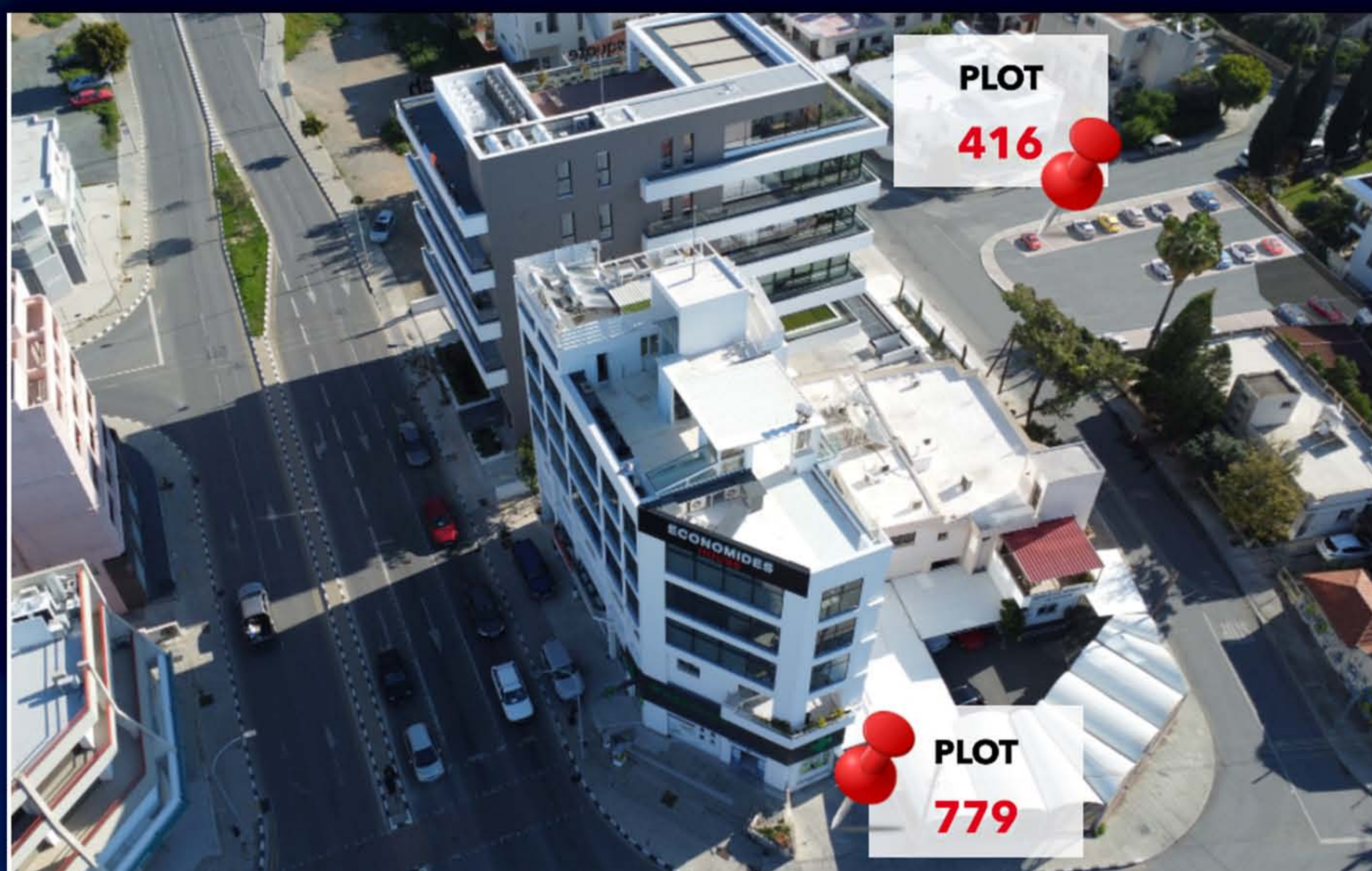
SALE

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ECONOMIDES HOUSE
Business Center
40 Spyrou Kyprianou Avenue
(a.k.a. Macedonias Avenue)
3076 Limassol, CYPRUS



PROPERTIES
FOR **SALE**

ALL-IN-ONE DEAL

HIGH
INTERNAL RATE
OF RETURN (**IRR**)

PROPERTIES FOR **SALE**



PLOT 779: a **COMMERCIAL BLDG** of eight (8) **LEVELS**

- Ground Floor
- Mezzanine
- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th **ROOFGARDEN**
- **ROOF** level

PLOT 416: a neighboring **RESIDENTIAL PLOT** of 518m²

€ 6.975.000  **All Plots-in-One Deal**

- Both **PROPERTIES** as per their existing condition
- Net of VAT and of any applicable property transfer fees
- Terms & Conditions apply



PROPERTIES
FOR **SALE**

 **PLOT 779**
PLOT 416

ALL-IN-ONE DEAL

HIGH INTERNAL RATE OF RETURN (**IRR**)



COMMERCIAL BUILDING

EAST

PROPERTIES FOR SALE

 PLOT **779**
 PLOT **416**

ALL-IN-ONE DEAL

HIGH
INTERNAL RATE
OF RETURN (**IRR**)

THE BUILDING COMPLETED IN 2018, IS SITUATED AT THE TRAFFIC LIGHTS ON LIMASSOL'S MAJOR ARTERIAL - 'MACEDONIAS' / SPYROU KYPRIANOU AVENUE (PETROU & PAVLOU DISTRICT - LIMASSOL MUNICIPALITY) - THAT MOVES THROUGH HIGH VOLUME OF TRAFFIC AND INTERCONNECTS **EAST** & **WEST** PARTS OF LIMASSOL - P.S. CARRIES APPROX. 35K CARS DAILY - TO AND FROM ALL MAJOR ATTRACTORS OF LIMASSOL SUCH AS CENTRAL BUSINESS DISTRICTS, REGIONAL SHOPPING CENTERS, SCHOOLS-COLLEGES-UNIVERSITIES, THE LIMASSOL PORT, GOVERNMENTAL OFFICES, MAJOR INDUSTRIAL AREAS, THE CASINO AND OTHER, WITH FREQUENT BUS STATION AND WITH EASY & SHORT ACCESS TO THE CYPRUS' MAIN HIGHWAY (A1)

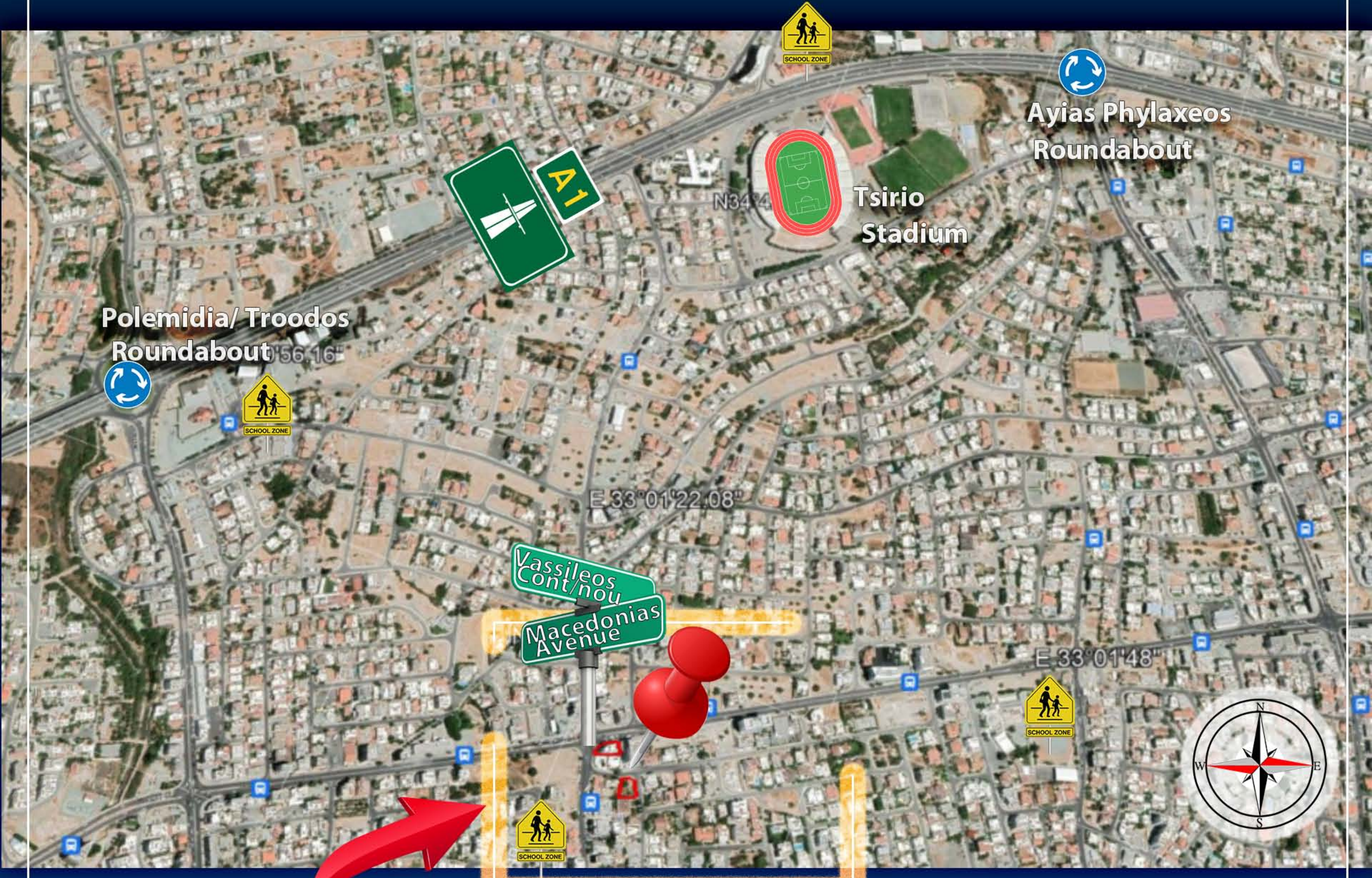
WEST

PROPERTIES FOR SALE HIGH INTERNAL RATE OF RETURN (IRR)

COMMERCIAL  RESIDENTIAL
779 **416**
PLOT PLOT
ALL-IN-ONE DEAL



COMMERCIAL BUILDING



• Plot 779 | **Commercial Zone:**



Eβ4 | Plot size **514m²**



• Plot 416 | **Residential Zone:**



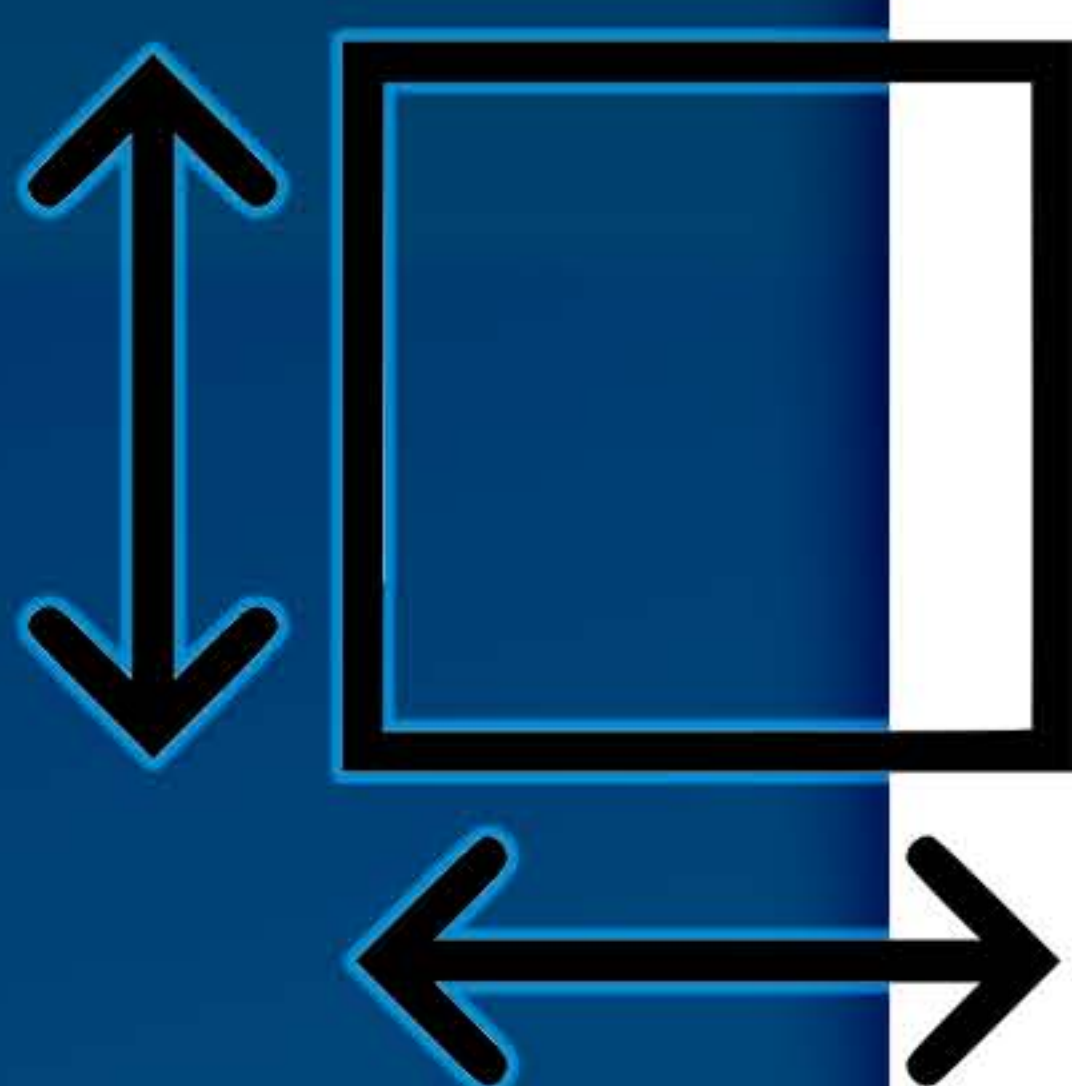
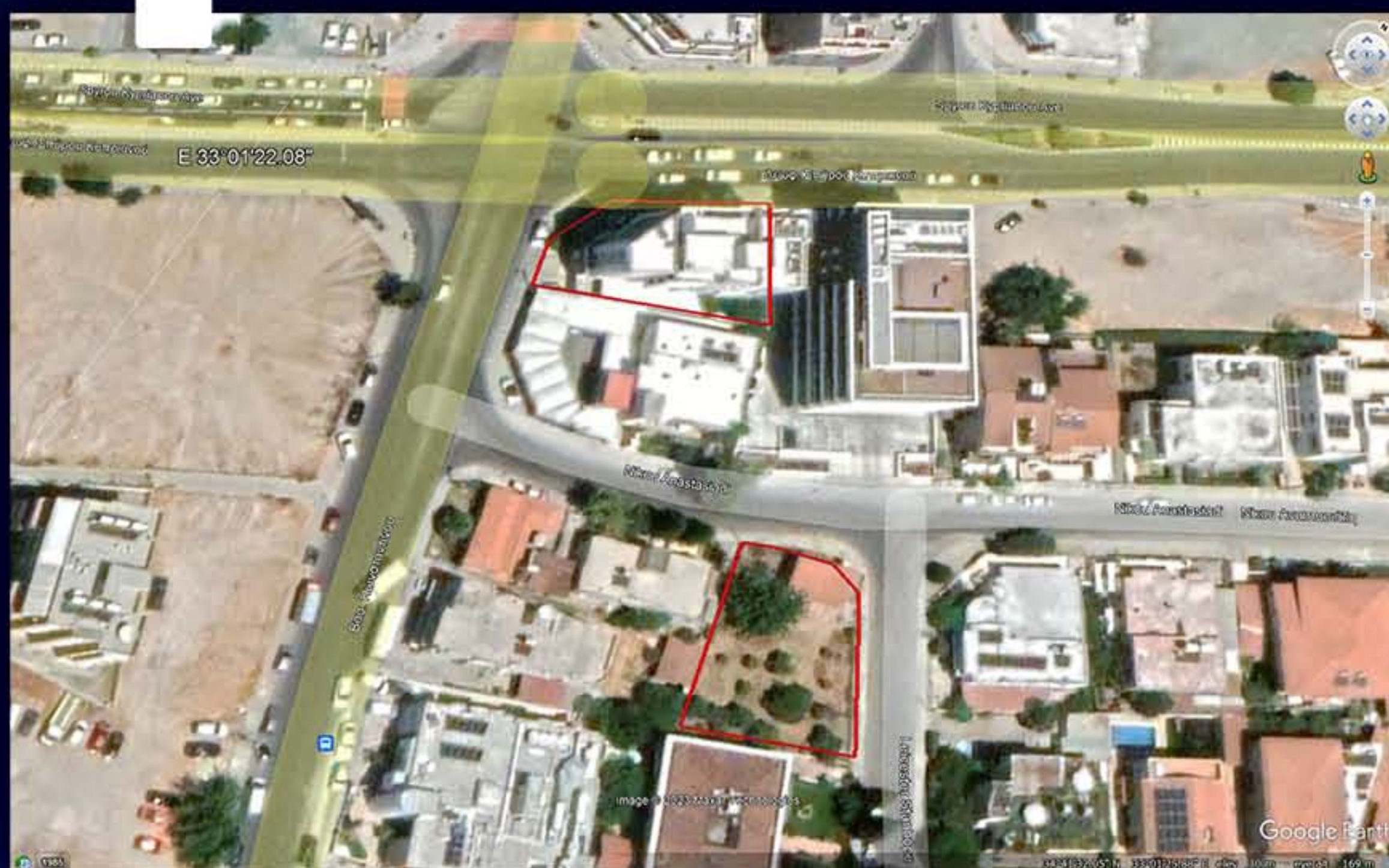
Kα4 | Plot size **518m²**





COMMERCIAL BUILDING

SALE
RENT



| PLOT | Plot Size m ² | Building coefficient % | GROSS Area m ² | NET Living Areas m ² |
|------------|-----------------------------|------------------------------|-------------------------------|---------------------------------------|
| 779 | 514 | 140% | 719.6 | 963 |
| 416 | 518 | 120% | 621.6 | 690 |
| | | | 1341 m ² | 1653 m ² |

PLOT 416

PROPERTIES FOR SALE

HIGH INTERNAL RATE OF RETURN (IRR)

PLOT 779



AVAILABLE PARKING @PLOT 416 (OPTIONAL*)



PROPERTIES FOR **SALE**

HIGH INTERNAL RATE OF RETURN (IRR)

ALL-IN-ONE DEAL



PLOT 779
PLOT 416



OFFICE SPACE AVAILABLE FOR **RENT**

2ND + **3RD**
FLOOR FLOOR

ALL-IN-ONE DEAL



- A TRANSPARENT INVESTMENT WITH:
HIGH INTERNAL RATE OF RETURN (IRR) -
FLEXIBLE NET PRESENT VALUE (NPV) -
AND BALANCED ROI - YIELD

p.s. a Real-Image of the ROOFGarden...

with unobstructed Sea view & open view of Troodos Mountains



The IRR as a projection of the investment, is approx. **11%** for a **Y10** projection



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OFFICE FOR RENT

2ND & 3RD
FLOOR FLOOR

- Elevator
- MicroLift
- Interconnecting Stairs
- Communal Staircase

w/ interconnecting
Staircase

OFFICES FOR RENT

PLOT **779**: from a **COMMERCIAL BLDG** of eight (8) **LEVELS**

- 2nd Floor
- 3rd Floor
- 5th ROOFGARDEN (+ Optional)

PLOT **416**: • PARKING 518m² (+ Optional) @ neighboring PLOT 416

All-in-One Deal

Monthly Rent*
only with **BOTH Floors-in-One Deal**

- € 6.625/floor w/out PARKING & w/out ROOFGarden
- € 7.250/floor w/ PARKING* & w/ ROOFGarden*

- Immediate Availability for Rental
- Net of VAT
- Floors as per their existing condition
- Plot 416 as per its' existing condition
- Any req'd Utility connections excluded
- 2nd Lift option subjected to Planning Permit approval
- Existing MicroLift shaft - currently only provisional
- Any Planning Permit applications excluded
- Terms & Conditions apply

AVAILABLE
PARKING
@PLOT 416

(OPTIONAL*)



OFFICES
for Rent

2ND + 3RD
FLOOR FLOOR

WITH
INTERCONNECTING
STAIRCASE



COMMERCIAL BUILDING



OFFICE FOR RENT

w/ interconnecting Staircase

2ND & 3RD
FLOOR FLOOR

- 2nd Floor
- 3rd Floor
- 5th ROOFGARDEN (+Optional)
 - Interconnecting Stairs between the two Floors, 2nd & 3rd
 - Communal Staircase
 - Elevator
 - Elevator #2 (+Optional subjected to Planning Permit approval)
 - MicroLift (existing shaft only provisional)
 - Central Heating
 - Concealed A/C units
 - Fireplace



Plot 416



• Plot 416 | Residential Zone:
Ka4 | Plot size 518m²

2ND & 3RD
FLOOR FLOOR Plot 779

• Plot 779 | Commercial Zone:
for RENT | Area: 500+ m²



PARKING FOR RENT

(O P T I O N A L *)



COMMERCIAL BUILDING

OFFICE FOR RENT

2ND & 3RD
FLOOR FLOOR

with
interconnecting
Staircase

2ND & 3RD ROOFGARDEN (RG)

BLDG TOTAL of eight (8) LEVELS

- Ground Floor
- Mezzanine
- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th ROOFGARDEN
- ROOF level

| Level | Total GROSS Area | Total NET Living Area | Commerical Staircase + Elevators + MicroLift | Mechanical Rm/ EAC Area | Store/ Other Area | Covered Terrace Area | Uncovered Terrace Area | Office Desks | | | | | | | | | |
|-------|------------------|-----------------------|--|-------------------------|-------------------|----------------------|------------------------|--------------|---------------|---------------|-----------------|---------------------|--------------------------|----------|---------------|------------------------------|------------------------------|
| | | | | | | | | Overall | Director's Rm | Reception/ PA | Conference Rm # | Conference Rm Area | Caretaker/ Store Rm Area | Men's wc | Men's Urinals | Women's wc | Disabled wc (Men's/ Women's) |
| 201 | 257 | 225 | 26 | 0 | 0 | 6 | 0 | 15 | 1 | 1 | 1 | 42 | 0 | 2 | 3 | 2 | 1 |
| 301 | 257 | 0 | 26 | 0 | 0 | 6 | 0 | 32 | 1 | 1 | 0 | 0 | 0 | 2 | 2 | 2 | 1 |
| RG | 257 | 28 | 28 | 51 | 4 | 27 | 119 | 0 | 0 | 0 | 0 | 5 | 1 | 1 | 1 | 1 | 1 |
| | 1796 | 963 | 204 | 70 | 26 | 70 | 238 | 85 | 4 | 6 | 3 | 97 | 46 | 8 | 8 | 10 | 7 |
| | Total GROSS | Total NET | Commerical Staircase + Elevators + MicroLift | Mechanical Rm/ EAC | Store/ Other | Covered Terrace | Uncovered Terrace | No. | No. | No. | m2 | m2 | No. | No. | No. | No. | No. |
| | | | | | | | | Office Desks | Director's Rm | Reception/ PA | Conference Rm | Caretaker/ Store Rm | wc | Urinals | Women's wc | Disabled wc (Men's/ Women's) | |

*Note: the above are calculations based on the potential according to the areas



PLOT 416: neighboring **RESIDENTIAL PLOT** of Area = 518m²

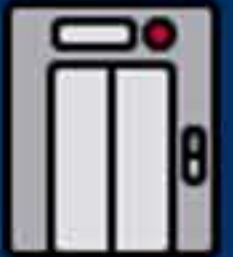
Currently the empty Plot #416 consists of minor vegetation and a Caretaker's Room. Costs related to demolition works & permits, as well as construction works for creating a Parking lot, are excluded from the monthly Rent



ROOFGARDEN: available area of 130m² with a proper Kitchen Room, toilets, and Commercial-size BBQ's. The area is to be offered in its' current state; any further works & furnisings that may be required, are excluded from the monthly Rent



LIFT#1: available for ALL Levels including the **ROOFGARDEN**



LIFT#2: possibility for a 2nd Lift yet subjected to Planning Permit approval



MicroLIFT: provisional shaft available



COMMONSSTAIRCASE: available Communal Staircase between ALL Levels



PRIVATESTAIRCASE: available full-size interconnecting staircase between floors 2nd and 3rd



OFFICE FOR RENT

2ND & 3RD

FLOOR FLOOR

w/ interconnecting
Staircase



COMMERCIAL BUILDING



5TH FLOOR



- LEGEND**
- 01 LOUNGE AREA
 - 02 KITCHENETTE
 - 03 COMMERCIAL BBQ GRILL AREA
 - 04 ROOF GARDEN BAR - OUTDOOR
 - 05 WINTER ROOM
 - 06 WOMEN'S W/C
 - 07 MEN'S W/C
 - 08 WASHROOM
 - 09 INTERNAL STAIRCASE
 - 10 COMMERCIAL STAIRCASE
 - 11 LIFT-1
 - 12 LIFT-2
 - 13 MICRO-LIFT
 - 14 MECHANICAL ROOM
 - 15 STORE LOCKABLE
 - 16 UNCOVERED TERRACE
 - 17 COVERED TERRACE

4TH FLOOR



- LEGEND**
- 01 OFFICE DESKS
 - 02 DIRECTOR'S ROOM
 - 03 RECEPTION / PA
 - 04 CONFERENCE ROOM
 - 05 OFFICE KITCHENETTE
 - 06 LOUNGE AREA
 - 07 WOMEN'S W/C
 - 08 MEN'S W/C
 - 09 DISABLED W/C
 - 10 INTERNAL STAIRCASE
 - 11 COMMERCIAL STAIRCASE
 - 12 LIFT-1
 - 13 LIFT-2
 - 14 MICRO-LIFT
 - 15 COVERED VERANDAH

3RD FLOOR



- LEGEND**
- 01 OFFICE DESKS
 - 02 DIRECTOR'S ROOM
 - 03 RECEPTION / PA
 - 04 OFFICE KITCHENETTE
 - 05 WOMEN'S W/C
 - 06 MEN'S W/C
 - 07 DISABLED W/C
 - 08 INTERNAL STAIRCASE
 - 09 COMMERCIAL STAIRCASE
 - 10 LIFT-1
 - 11 LIFT-2
 - 12 MICRO-LIFT
 - 13 COVERED VERANDAH

2ND FLOOR



- LEGEND**
- 01 OFFICE DESKS
 - 02 DIRECTOR'S ROOM
 - 03 RECEPTION / PA
 - 04 CONFERENCE ROOM
 - 05 LOUNGE AREA
 - 06 OFFICE KITCHENETTE
 - 07 WOMEN'S W/C
 - 08 MEN'S W/C
 - 09 DISABLED W/C
 - 10 INTERNAL STAIRCASE
 - 11 COMMERCIAL STAIRCASE
 - 12 LIFT-1
 - 13 LIFT-2
 - 14 MICRO-LIFT
 - 15 COVERED VERANDAH

1ST FLOOR



- LEGEND**
- 01 OFFICE DESKS
 - 02 DIRECTOR'S ROOM
 - 03 RECEPTION / PA
 - 04 CONFERENCE ROOM
 - 05 LOUNGE
 - 06 OFFICE KITCHENETTE
 - 07 WOMEN'S W/C
 - 08 MEN'S W/C
 - 09 DISABLED W/C
 - 10 COMMERCIAL STAIRCASE
 - 11 LIFT-1
 - 12 LIFT-2
 - 13 MICRO-LIFT
 - 14 COVERED VERANDAH

FIRST FLOOR

MZ



- LEGEND**
- 01 OFFICE RECREATION AND GAMES ROOM
 - 02 WOMEN'S / DISABLED W/C
 - 03 MEN'S / DISABLED W/C
 - 04 KITCHENETTE
 - 05 COMMERCIAL STAIRCASE
 - 06 LIFT-1
 - 07 LIFT-2
 - 08 SHOP

GF



- LEGEND**
- 01 MAIN ENTRANCE
 - 02 RECEPTION / LOBBY / SECURITY CONTROL
 - 03 WOMEN'S W/C
 - 04 MEN'S W/C
 - 05 CARETAKER
 - 06 SERVER / CCTV ROOM
 - 07 COMMERCIAL STAIRCASE
 - 08 LIFT 1
 - 09 LIFT 2
 - 10 PLANT ROOM
 - 11 EAC ROOM
 - 12 STORE LOCKABLE
 - 13 SERVICE ENTRANCE
 - 14 REFUSE STORE
 - 15 SHOP
 - 16 SHOP PARKING

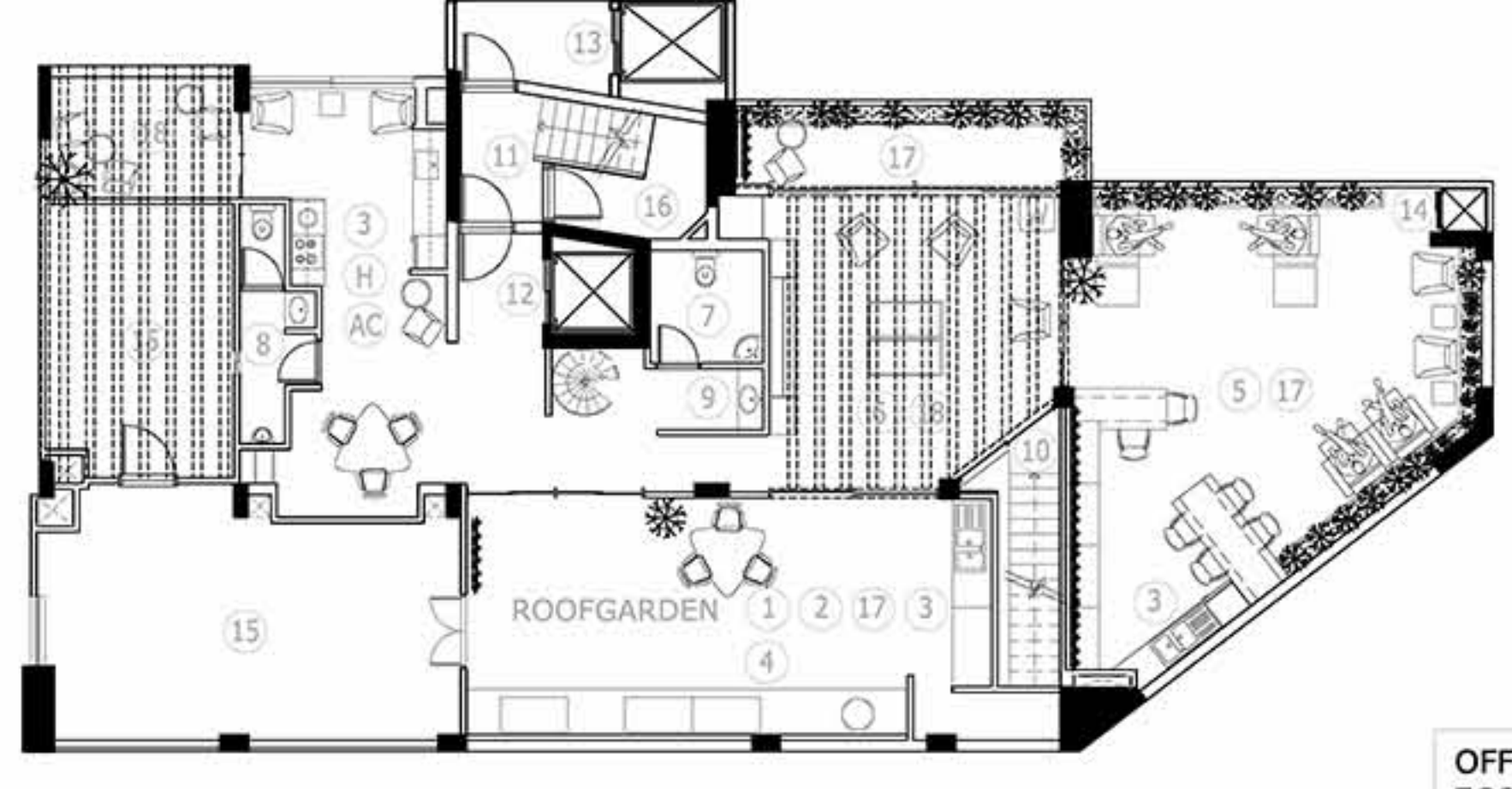
GROUND FLOOR

The plans are provided solely for information purposes and are not contractual

Level (8)

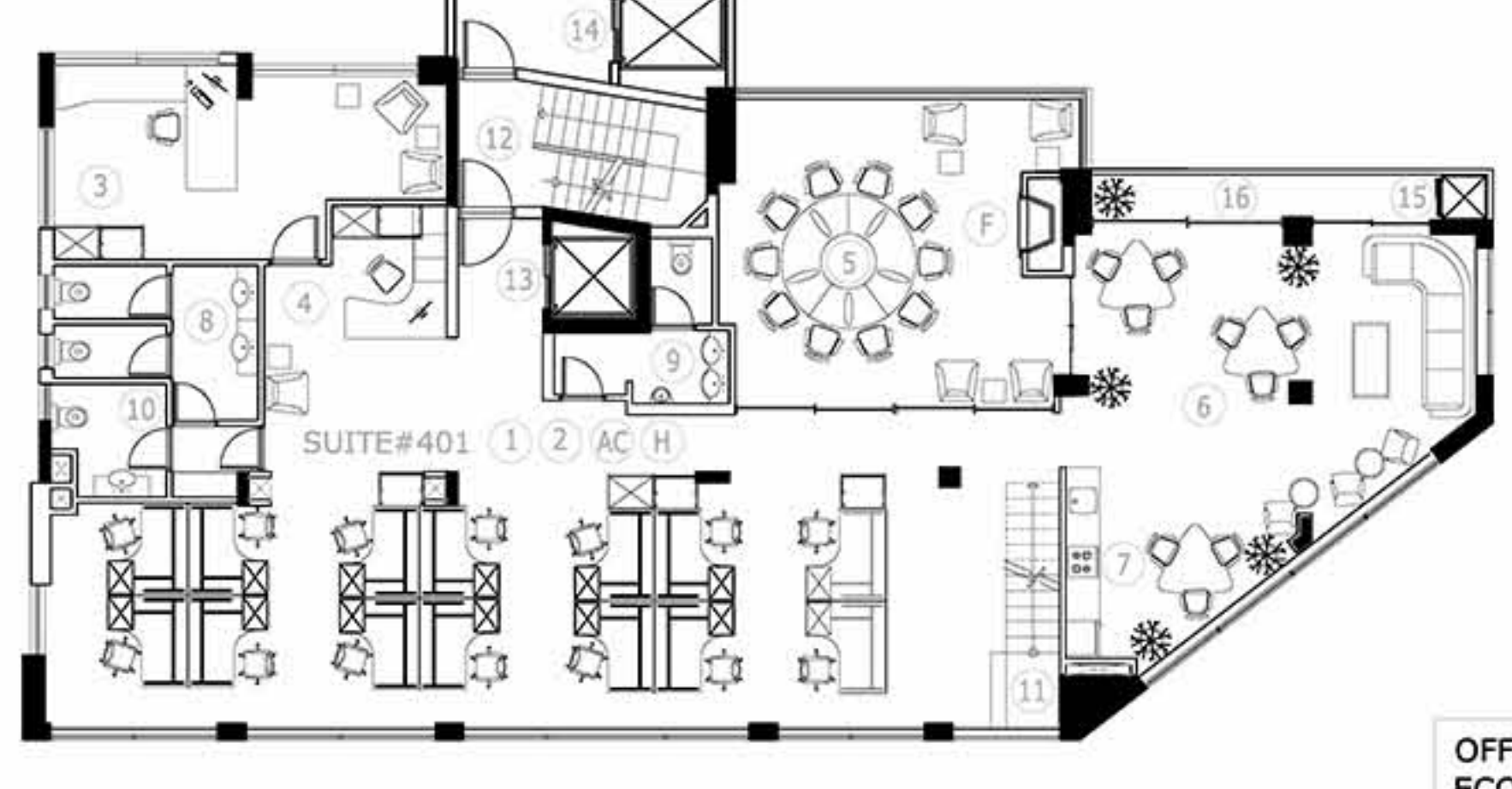


Level (7)



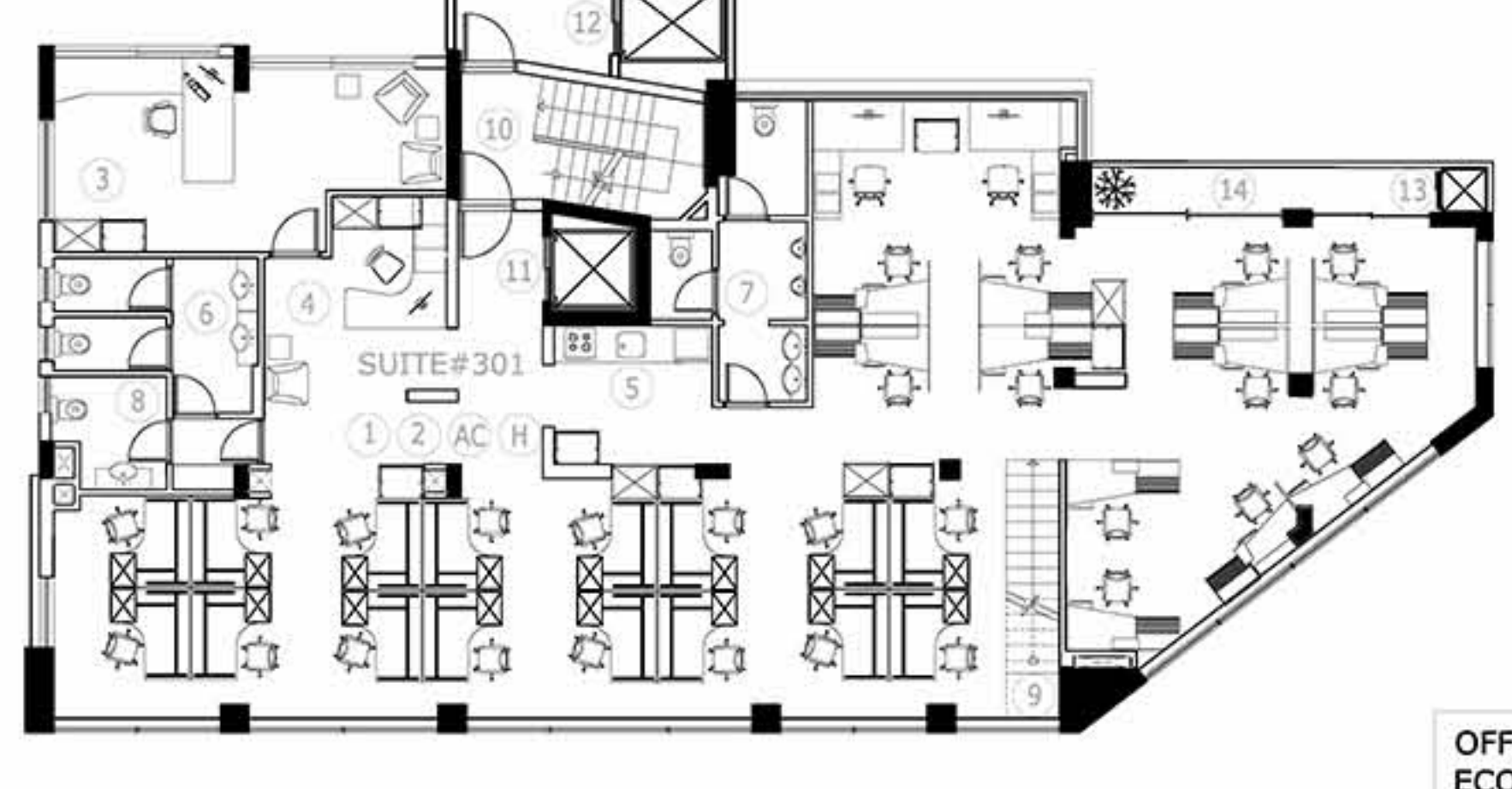
OFFICE BLDG - ECONOMIDES HOUSE
5th FLOOR RG

Level (6)



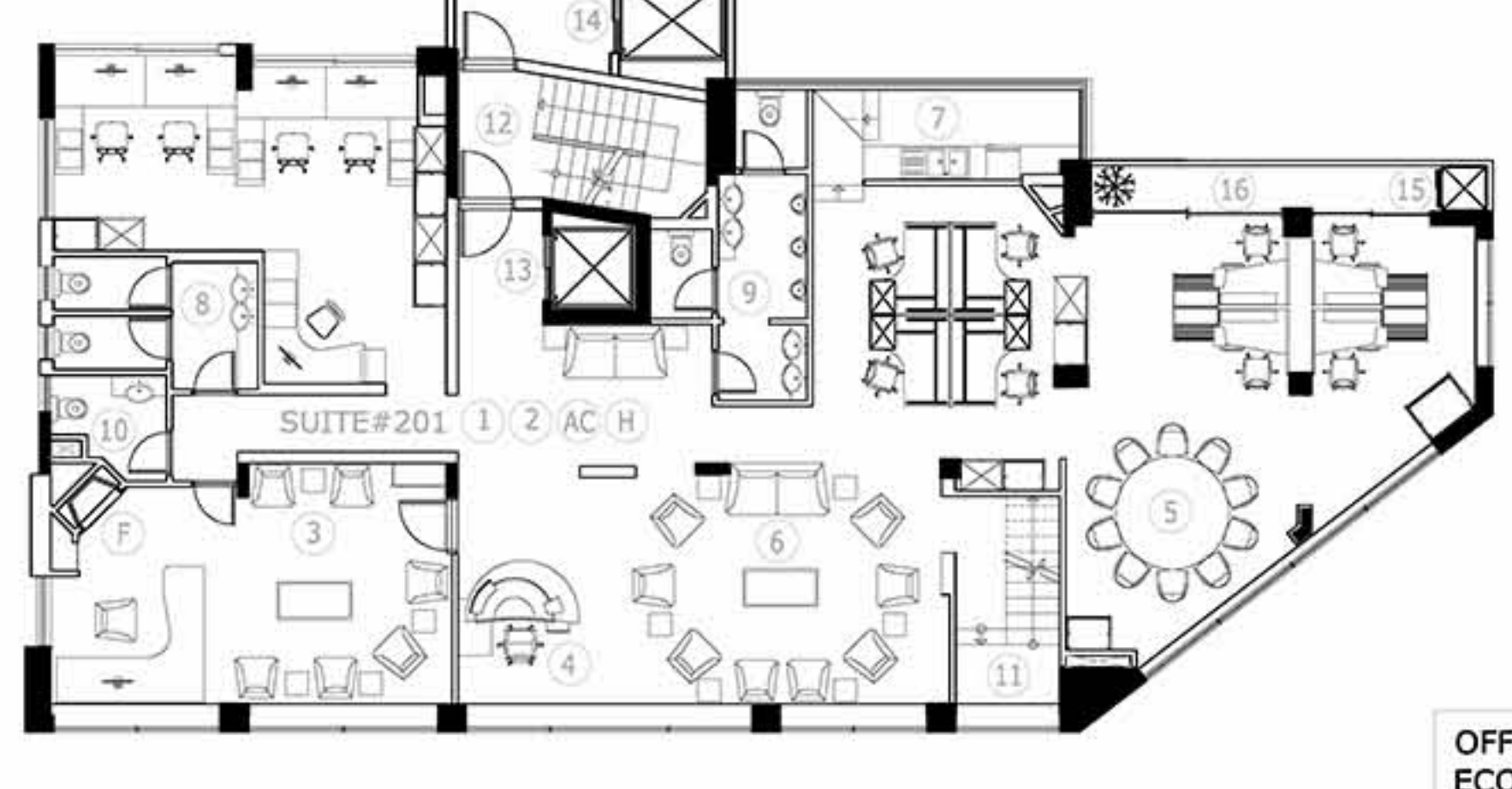
OFFICE BLDG - ECONOMIDES HOUSE
4th FLOOR 401

Level (5)



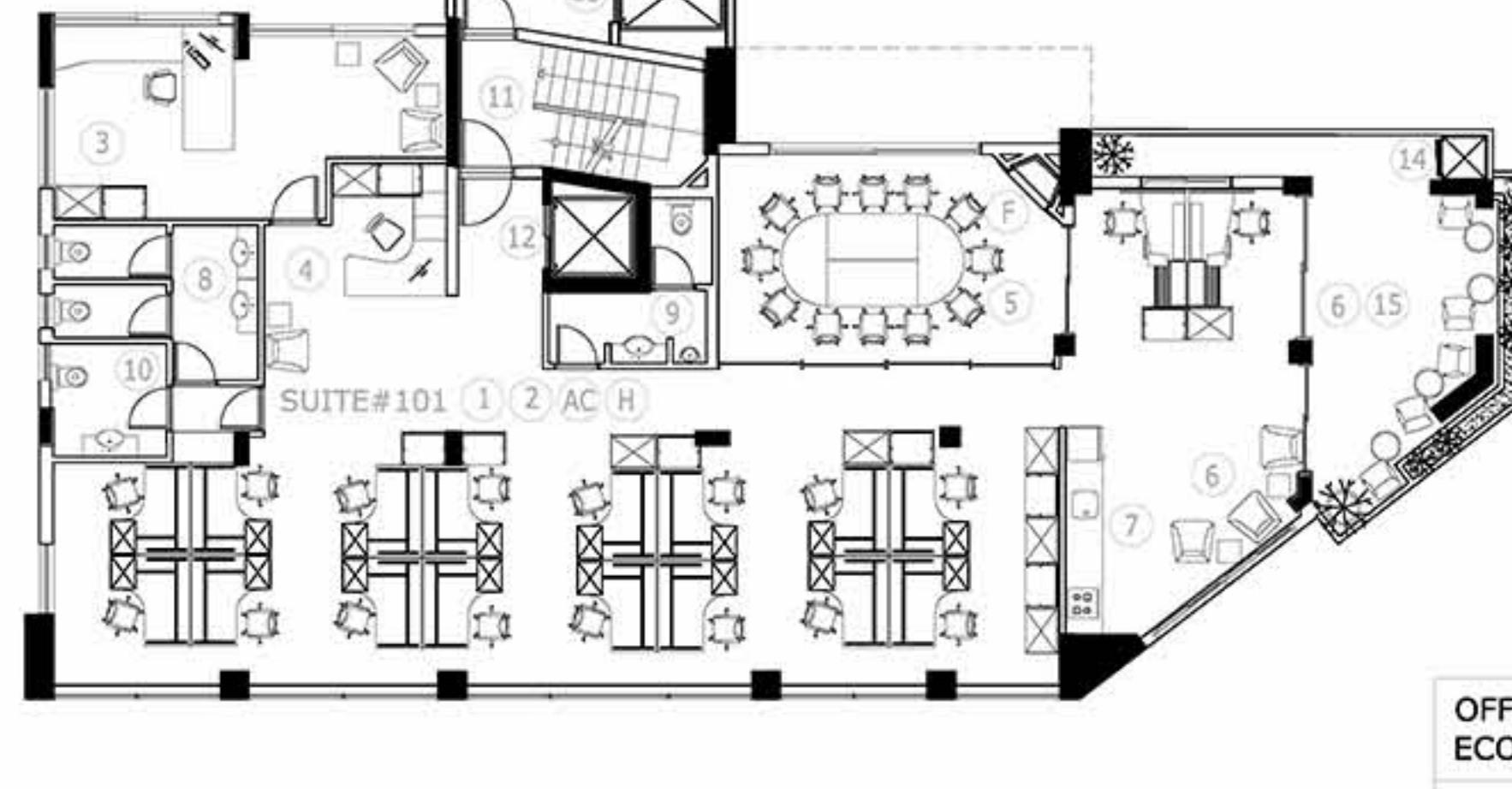
OFFICE BLDG - ECONOMIDES HOUSE
3rd FLOOR 301

Level (4)



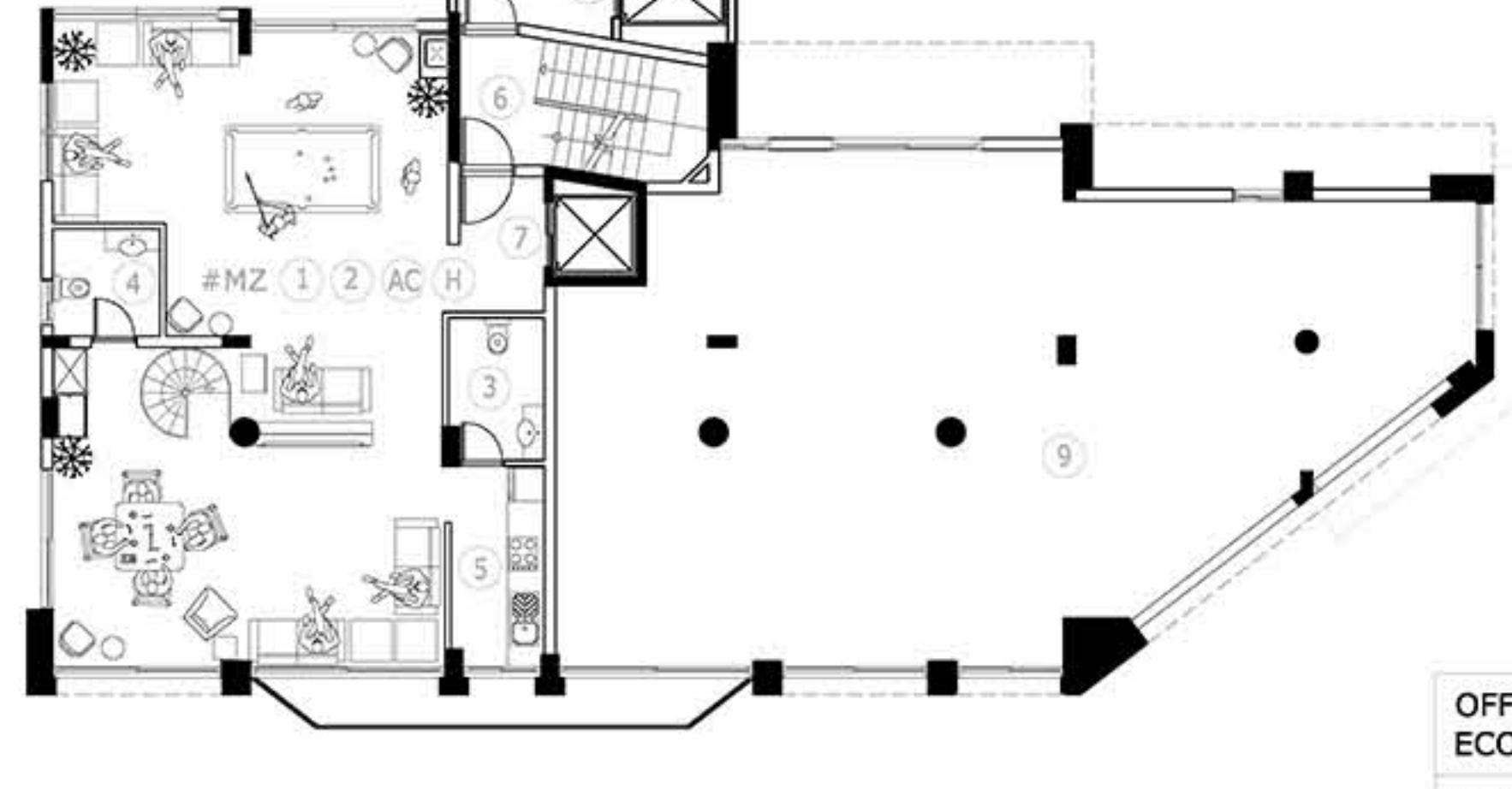
OFFICE BLDG - ECONOMIDES HOUSE
2nd FLOOR 201

Level (3)



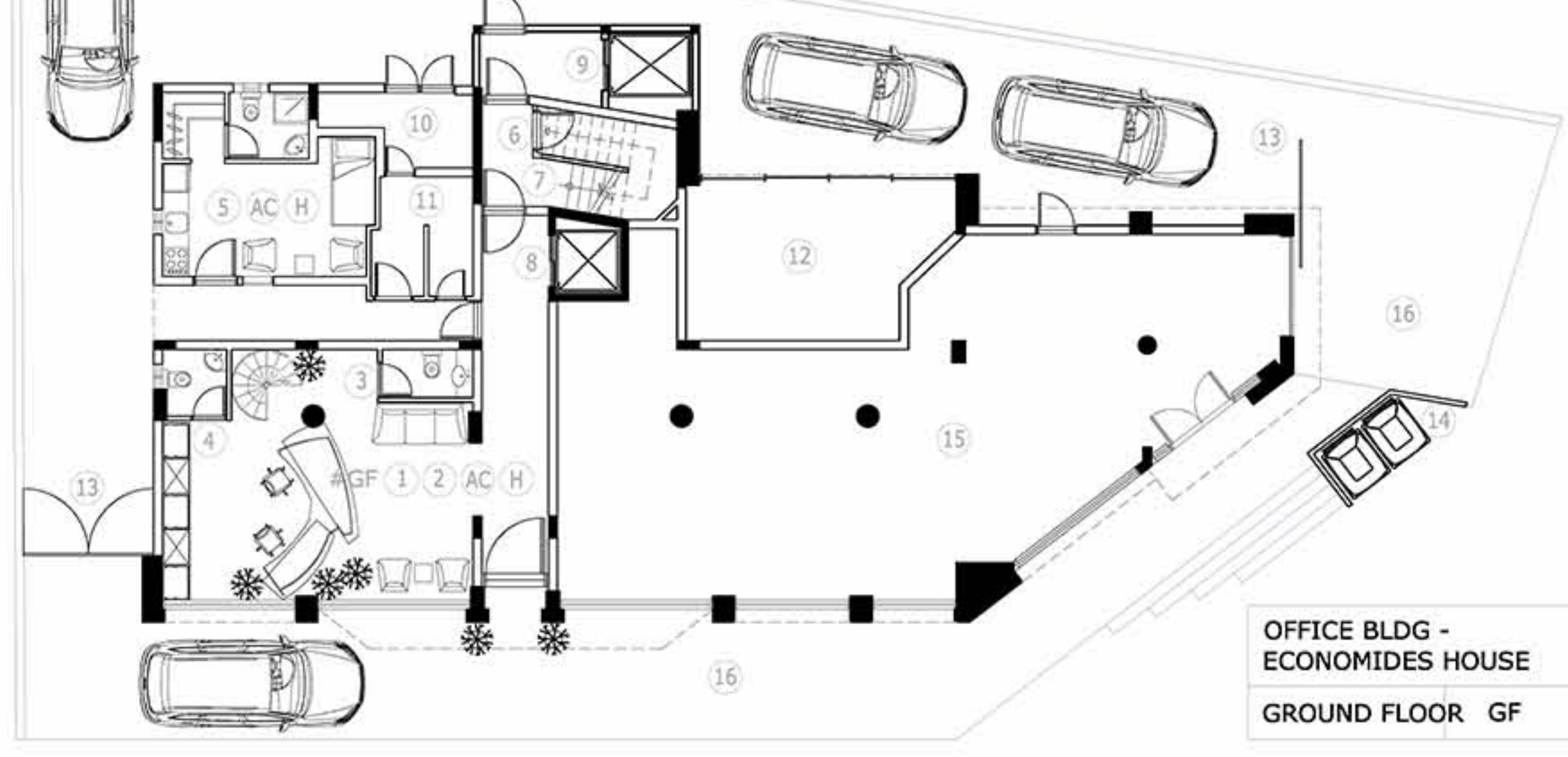
OFFICE BLDG - ECONOMIDES HOUSE
1st FLOOR 101

Level (2)



OFFICE BLDG - ECONOMIDES HOUSE
MEZZANINE MZ

Level (1)



OFFICE BLDG - ECONOMIDES HOUSE
GROUND FLOOR GF

*Note: the above are prospective plans based on the potential according to the areas

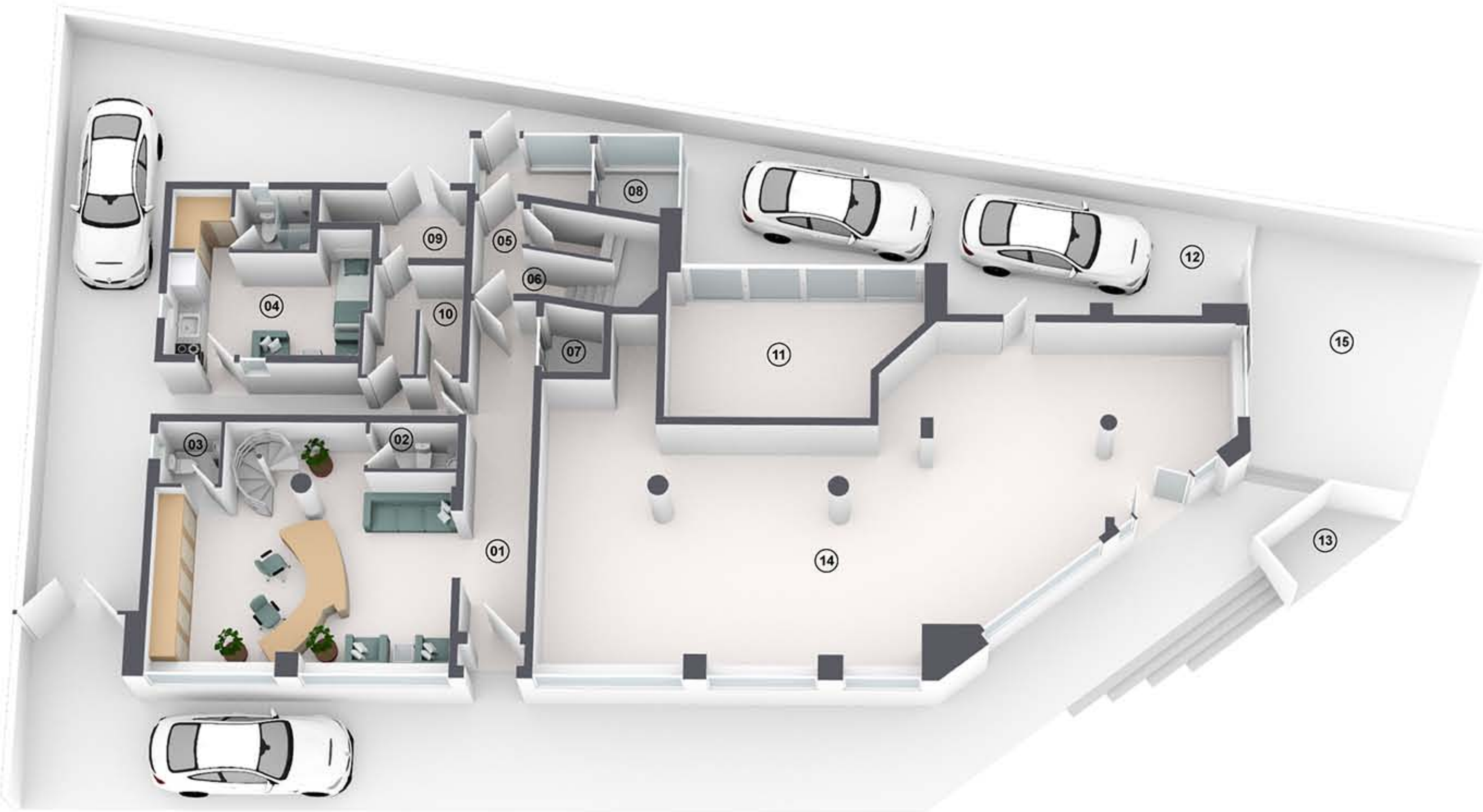


COMMERCIAL BUILDING

ECONOMIDES HOUSE
Business Center

LEGEND

- MAIN ENTRANCE
- 01 RECEPTION / LOBBY / SECURITY CONTROL
- 02 WOMEN'S WC
- 03 MEN'S WC
- 04 CARETAKER
- 05 SERVER / CCTV ROOM
- 06 COMMERCIAL STAIRCASE
- 07 LIFT 1
- 08 LIFT 2
- 09 PLANT ROOM
- 10 EAC ROOM
- 11 STORE LOCKABLE
- 12 SERVICE ENTRANCE
- 13 REFUSE STORE
- 14 SHOP
- 15 SHOP PARKING



GROUND FLOOR

The plans are provided solely for information purposes and are not contractual

TOTAL of eight (8) LEVELS

- Ground Floor
- Mezzanine
- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th ROOFGARDEN
- ROOF level

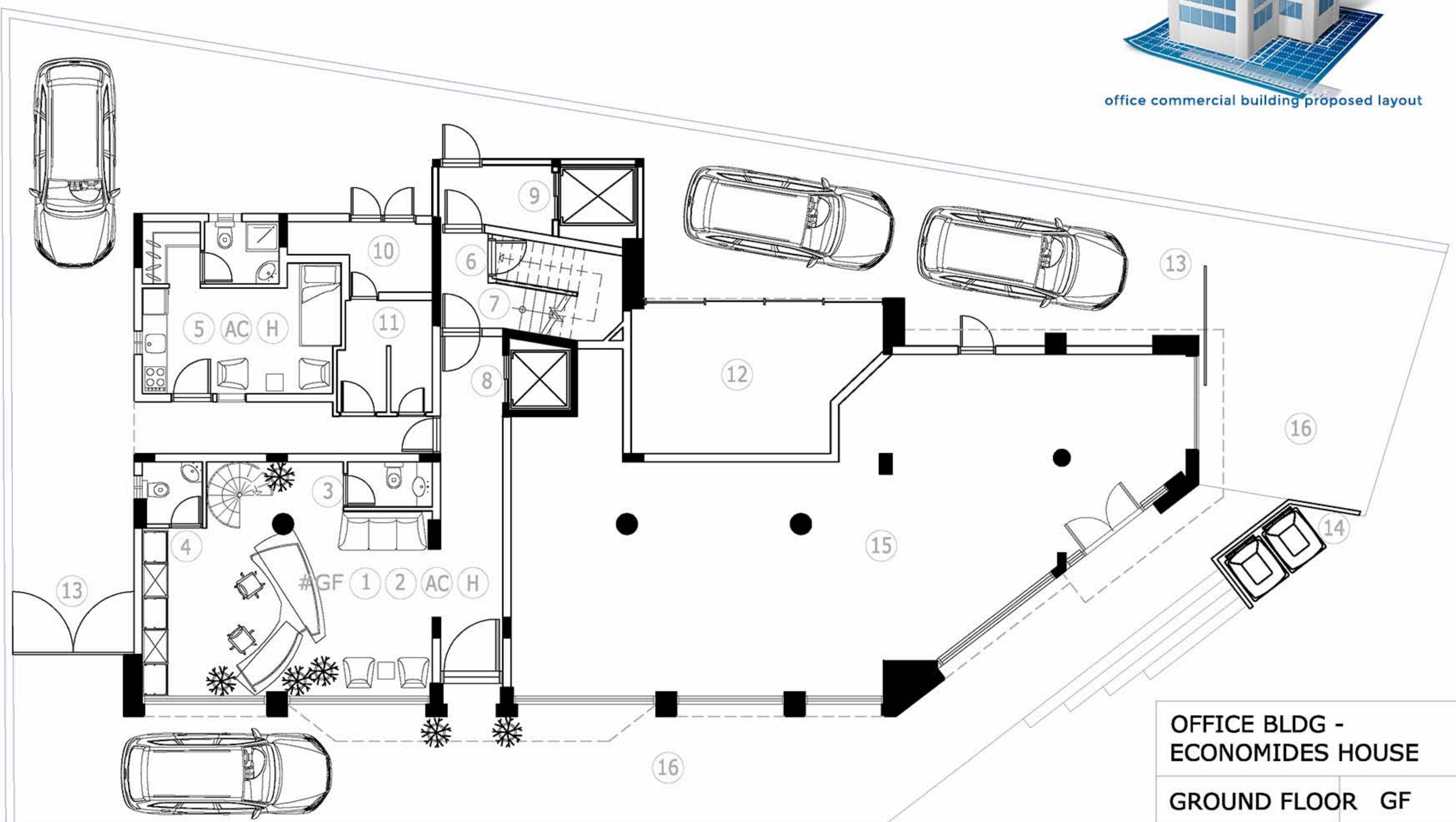
1. Total Area: 120m2 + 120m2 + 274m2
2. MAIN Entrance Reception/ Lobby/ Security Control (Area: 50m2)
3. Women's w.c. x 1
4. Men's w.c. x 1
5. Caretaker (Area: 25m2)
6. Server/ CCTV Room
7. Commercial Staircase
8. Lift-1 (existing)
9. Lift-2 - disabled accessible (proposed)
10. Plantroom
11. EAC Room
12. Store lockable (Area: 20m2)
13. Service Entrance (electrically operated gate) with limited parking
14. Refuse Store
15. Shop (3rd PARTY RENTAL)
16. Shop Parking (3rd PARTY RENTAL)

GROUND FLOOR

AC: Fully Air-Conditioned
H: Central Heating



office commercial building proposed layout



OFFICE BLDG -
ECONOMIDES HOUSE
GROUND FLOOR GF



COMMERCIAL BUILDING

ECONOMIDES HOUSE
Business Center

LEGEND

- 01 OFFICE RECREATION AND GAMES ROOM
- 02 WOMEN'S / DISABLED WC
- 03 MEN'S / DISABLED WC
- 04 KITCHENETTE
- 05 COMMERCIAL STAIRCASE
- 06 LIFT - 1
- 07 LIFT - 2
- 08 SHOP



MEZZANINE FLOOR

The plans are provided solely for information purposes and are not contractual

TOTAL of eight (8) LEVELS

- Ground Floor
- Mezzanine
- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th ROOFGARDEN
- ROOF level

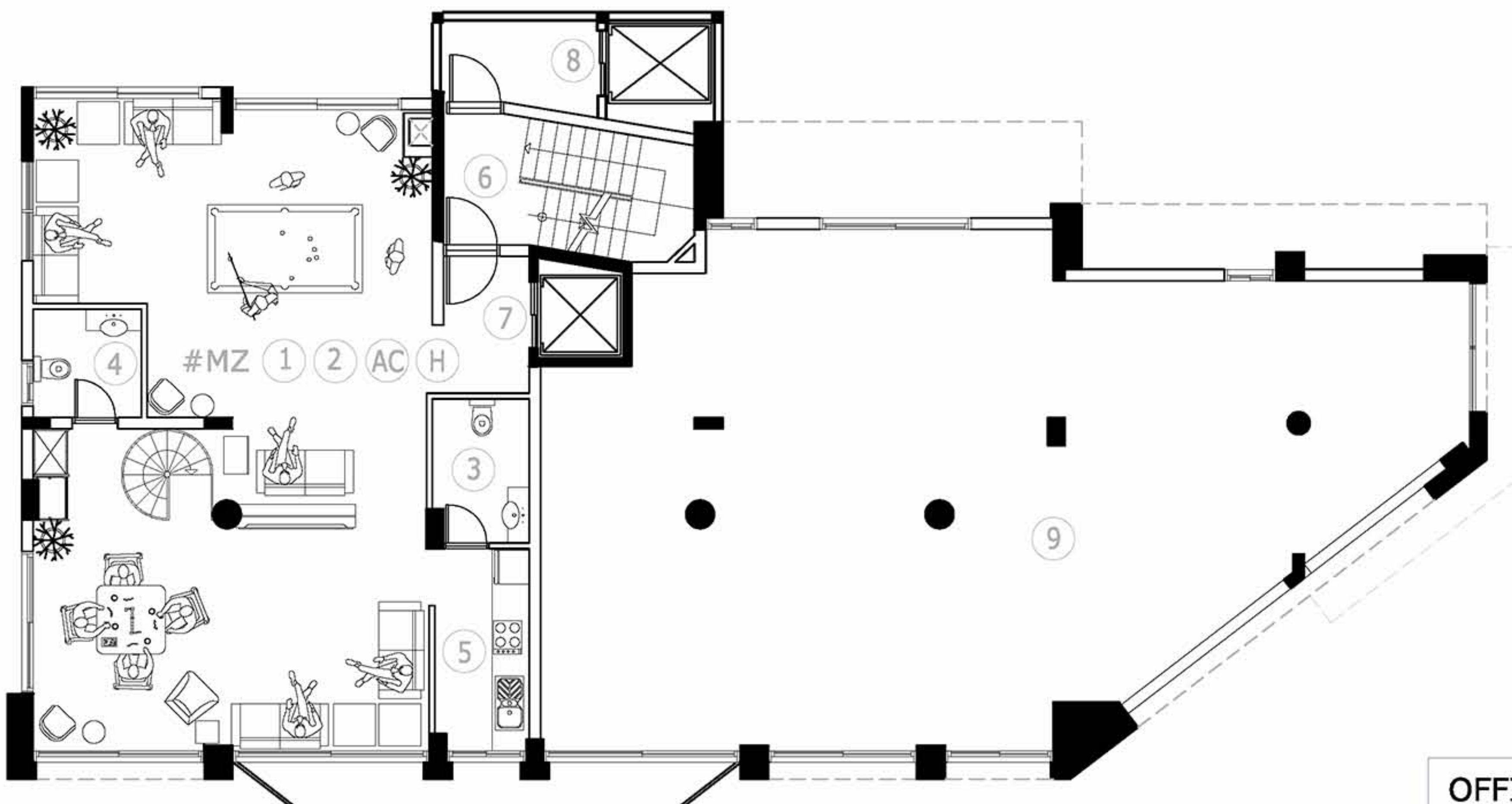
1. Total Area: 120m2 + 120m2
2. Office Recreation & Games Room
3. Women's/ Disabled w.c. x 1
4. Men's/ Disabled w.c. x 1
5. Kitchenette
6. Commercial Staircase
7. Lift-1 (existing)
8. Lift-2 - disabled accessible (proposed)
9. Shop (3rd PARTY RENTAL)

MEZZANINE FLOOR

AC: Fully Air-Conditioned
H: Central Heating



office commercial building proposed layout



| | |
|-----------------------------------|----|
| OFFICE BLDG - ECONOMIDES HOUSE | |
| MEZZANINE | MZ |

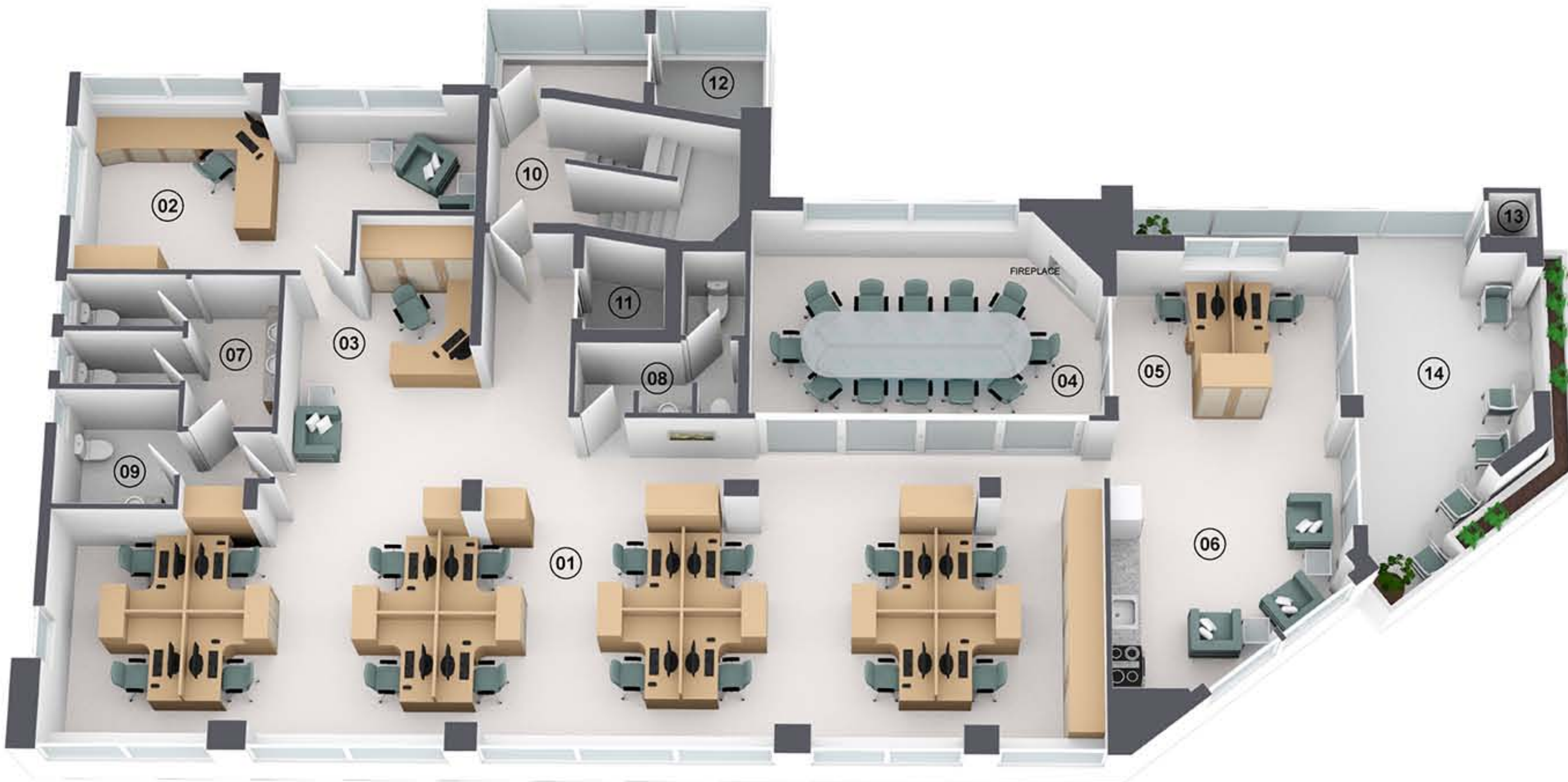


COMMERCIAL BUILDING

ECONOMIDES HOUSE
Business Center

LEGEND

- 01 OFFICE DESKS
- 02 DIRECTOR'S ROOM
- 03 RECEPTION / PA
- 04 CONFERENCE ROOM
- 05 LOUNGE
- 06 OFFICE KITCHENETTE
- 07 WOMEN'S WC
- 08 MEN'S WC
- 09 DISABLED WC
- 10 COMMERCIAL STAIRCASE
- 11 LIFT-1
- 12 LIFT-2
- 13 MICRO-LIFT
- 14 COVERED VERANDAH



FIRST FLOOR

The plans are provided solely for information purposes and are not contractual

TOTAL of eight (8) LEVELS

- Ground Floor
- Mezzanine
- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th ROOFGARDEN
- ROOF level



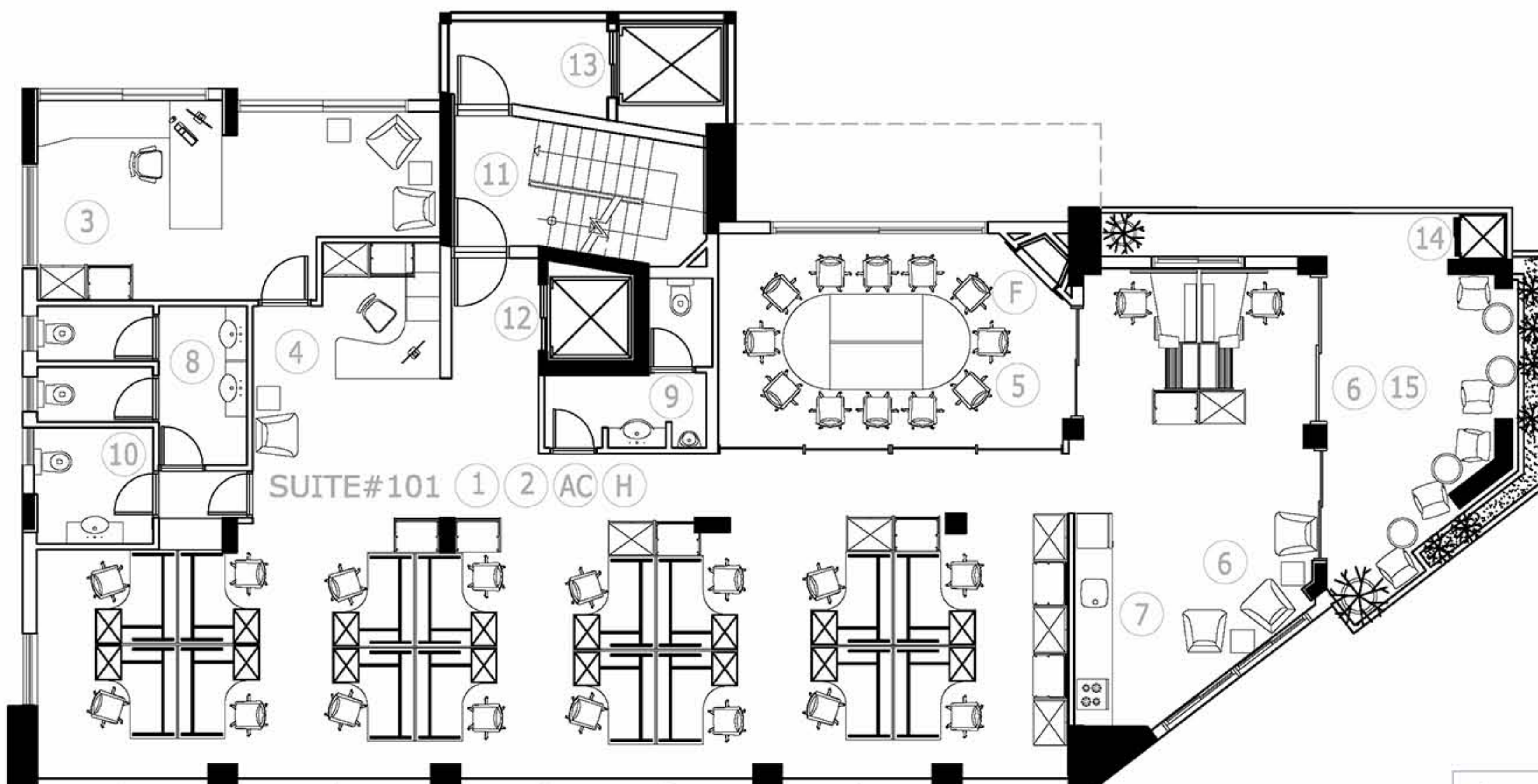
AC: Fully Air-Conditioned
H: Central Heating
F: Fireplace

FLOOR

1. Total Proposed Rental Area: 240m2
2. 20+ Office desks
3. Director's Rm
4. Reception/ PA
5. Conference Rm (12-seater)
6. Lounge (Area: 45m2)
7. Office Kitchenette
8. Women's w.c. x 2
9. Men's w.c. x 1
10. Disabled w.c x 1 (gender Neutral)
11. Commercial Staircase
12. Lift-1 (existing)
13. Lift-2 - disabled accessible (proposed)
14. Micro-Lift (outdoor - serves all floors)
15. Covered Verandah



office commercial building proposed layout



OFFICE BLDG -
ECONOMIDES HOUSE

1st FLOOR 101



COMMERCIAL BUILDING

ECONOMIDES HOUSE
Business Center

LEGEND

- 01 OFFICE DESKS
- 02 DIRECTOR'S ROOM
- 03 RECEPTION / PA
- 04 CONFERENCE ROOM
- 05 LOUNGE AREA
- 06 OFFICE KITCHENETTE
- 07 WOMEN'S WC
- 08 MEN'S WC
- 09 DISABLED WC
- 10 INTERNAL STAIRCASE
- 11 COMMERCIAL STAIRCASE
- 12 LIFT-1
- 13 LIFT-2
- 14 MICRO-LIFT
- 15 COVERED VERANDAH



SECOND FLOOR

The plans are provided solely for information purposes and are not contractual

TOTAL of eight (8) LEVELS

- Ground Floor
- Mezzanine
- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th ROOFGARDEN
- ROOF level

1. Total Area: 250m²
2. 15+ Office desks
3. Director's Rm
4. Reception / PA
5. Conference Rm (10-seater - open plan)
6. Lounge area (10-seater - Area: 25m²)
7. Office Kitchenette
8. Women's w.c. x 2
9. Men's w.c. x 2
10. Disabled w.c x 1 (gender Neutral)
11. Internal Staircase connecting upper floor
12. Commercial Staircase
13. Lift-1 (existing)
14. Lift-2 - disabled accessible (proposed)
15. Micro-Lift (outdoor - serves all floors)
16. Covered Verandah

2ND

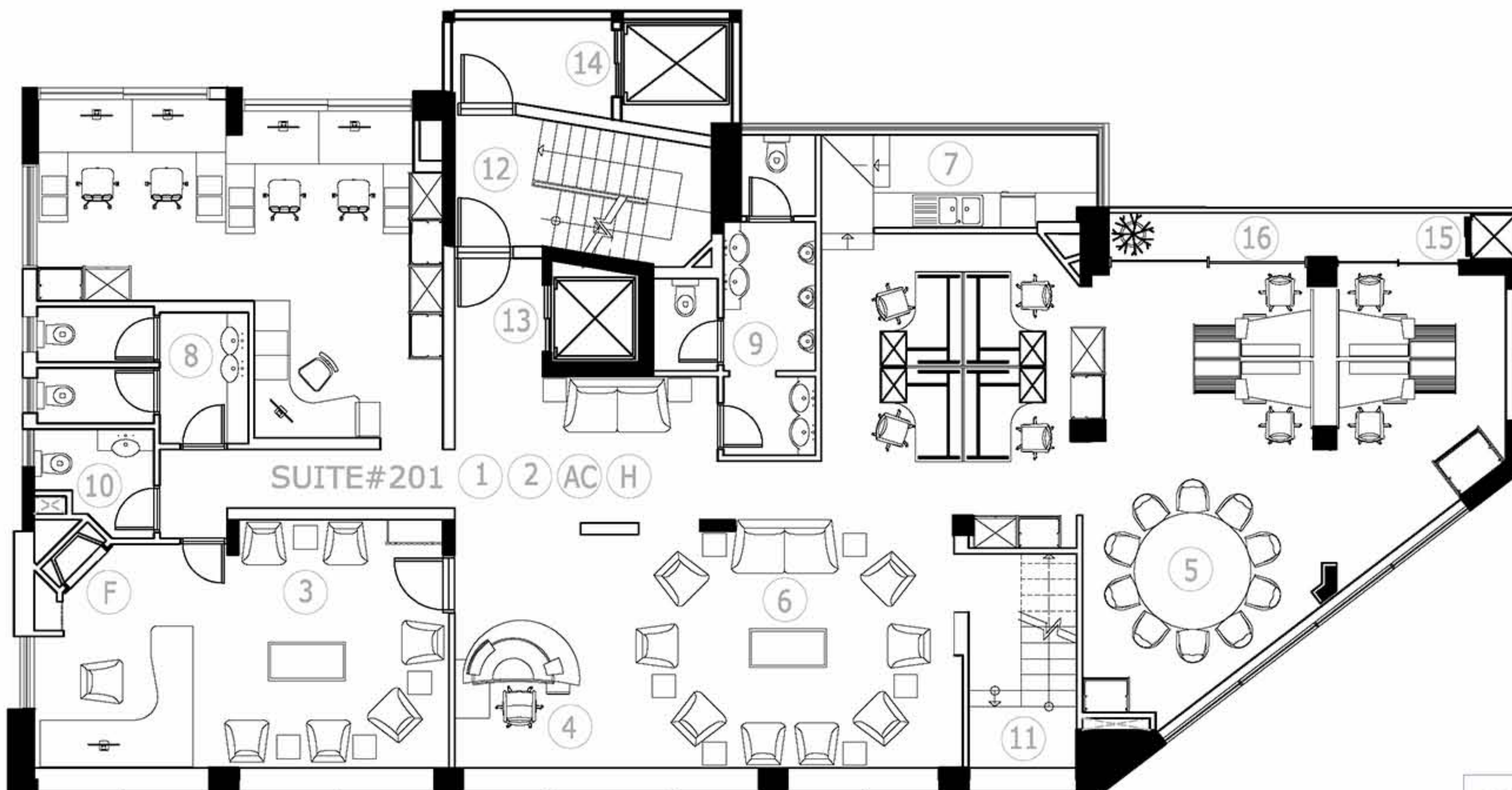
AC: Fully Air-Conditioned
H: Central Heating
F: Fireplace

FLOOR

OPTION
for
RENT



office commercial building proposed layout



OFFICE BLDG -
ECONOMIDES HOUSE

2nd FLOOR 201

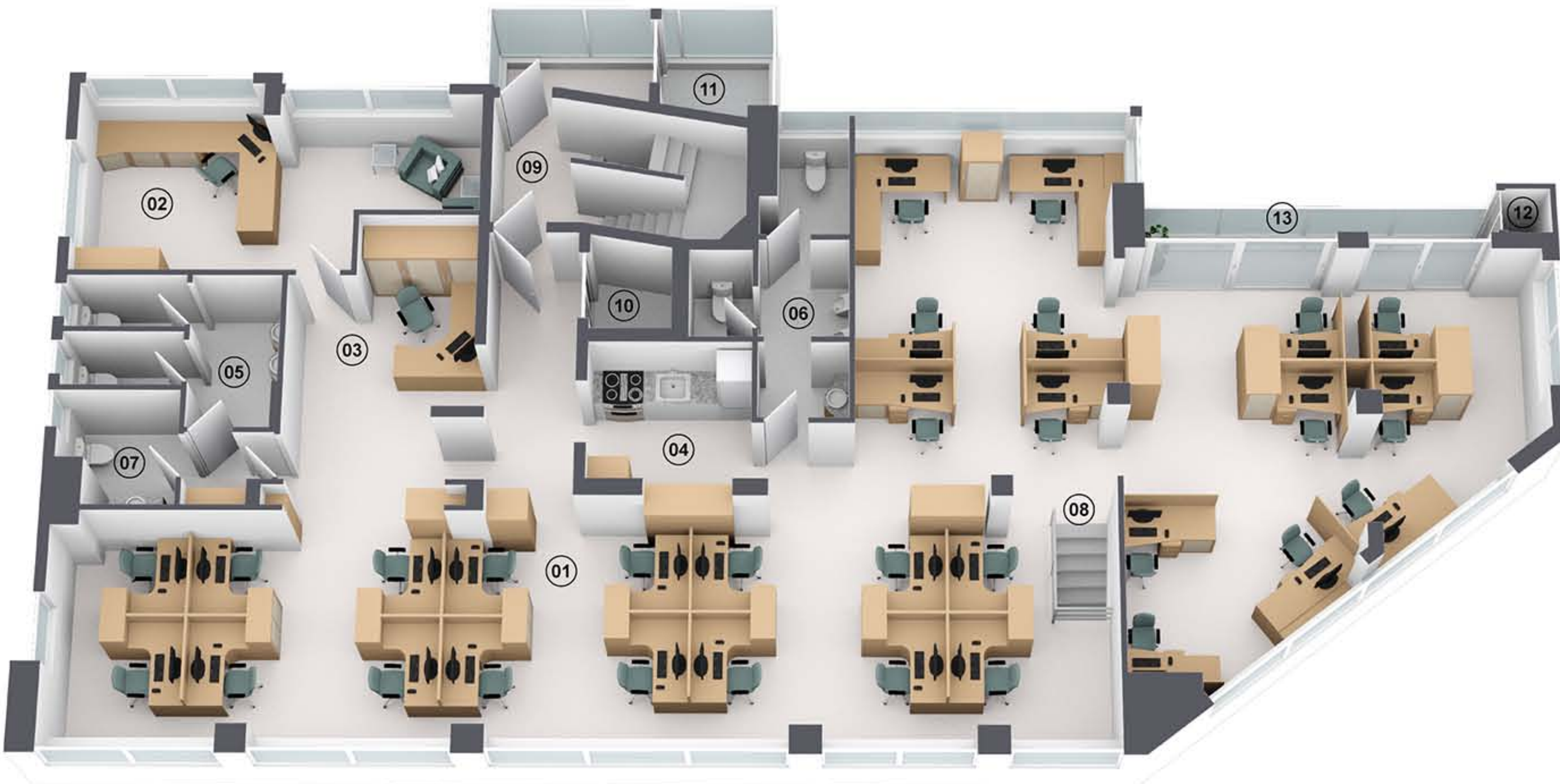


COMMERCIAL BUILDING

ECONOMIDES HOUSE
Business Center

LEGEND

- 01 OFFICE DESKS
- 02 DIRECTOR'S ROOM
- 03 RECEPTION / PA
- 04 OFFICE KITCHENETTE
- 05 WOMEN'S WC
- 06 MEN'S WC
- 07 DISABLED WC
- 08 INTERNAL STAIRCASE
- 09 COMMERCIAL STAIRCASE
- 10 LIFT-1
- 11 LIFT-2
- 12 MICRO-LIFT
- 13 COVERED VERANDAH



THIRD FLOOR

The plans are provided solely for information purposes and are not contractual

TOTAL of eight (8) LEVELS

- Ground Floor
- Mezzanine
- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th ROOFGARDEN
- ROOF level

1. Total Area: 250m2
2. 32+ Office desks
3. Director's Rm
4. Reception / PA
5. Office Kitchenette
6. Women's w.c. x 2
7. Men's w.c. x 2
8. Disabled w.c x 1 (gender Neutral)
9. Internal Staircase connecting lower floor
10. Commercial Staircase
11. Lift-1 (existing)
12. Lift-2 - disabled accessible (proposed)
13. Micro-Lift (outdoor - serves all floors)
14. Covered Verandah

3RD

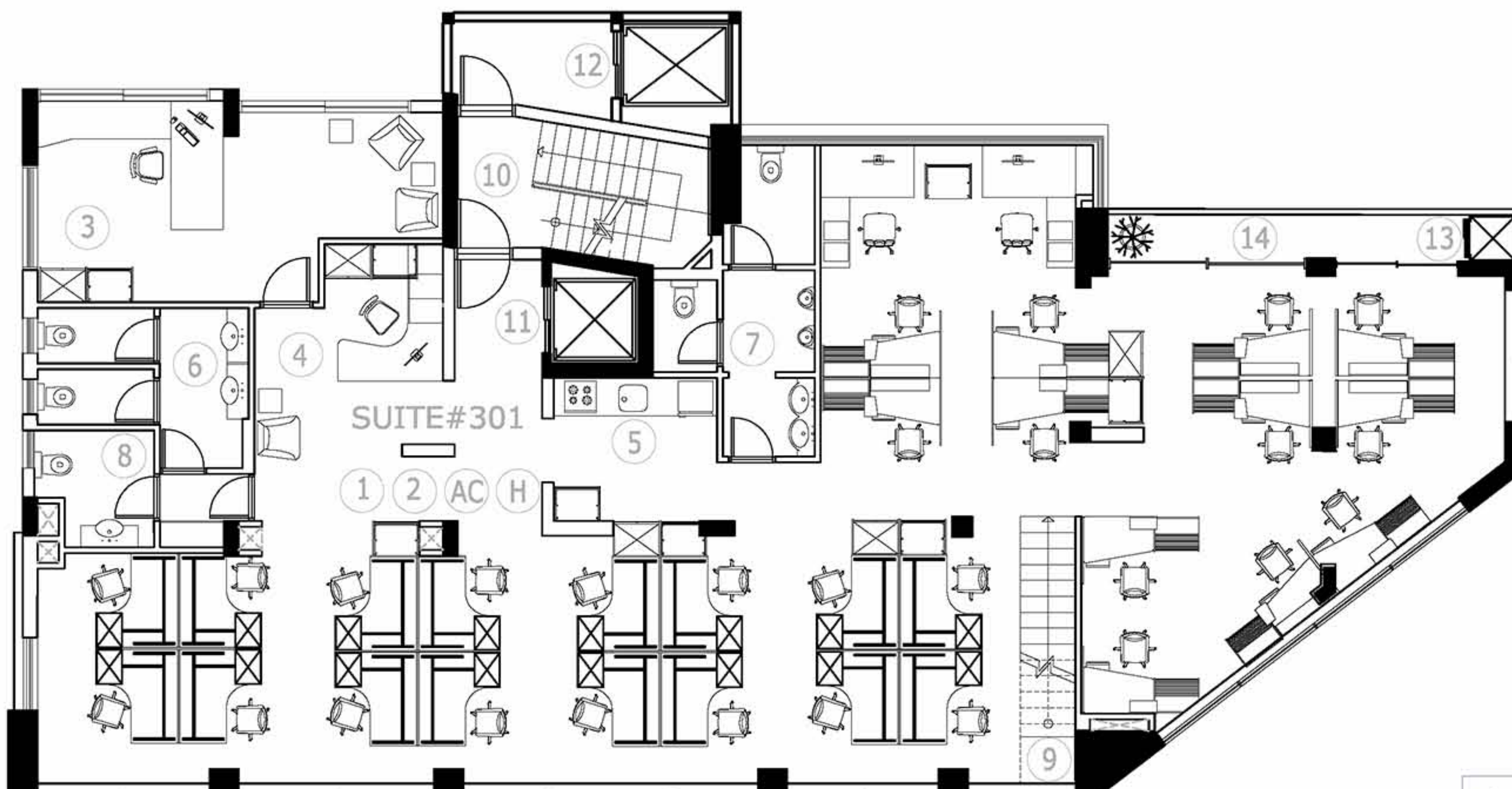
AC: Fully Air-Conditioned
H: Central Heating

FLOOR

OPTION
for
RENT



office commercial building proposed layout



OFFICE BLDG -
ECONOMIDES HOUSE

3rd FLOOR 301



COMMERCIAL BUILDING

ECONOMIDES HOUSE
Business Center

LEGEND

- 01 OFFICE DESKS
- 02 DIRECTOR'S ROOM
- 03 RECEPTION / PA
- 04 CONFERENCE ROOM
- 05 OFFICE KITCHENETTE
- 06 LOUNGE AREA
- 07 WOMEN'S WC
- 08 MEN'S WC
- 09 DISABLED WC
- 10 INTERNAL STAIRCASE
- 11 COMMERCIAL STAIRCASE
- 12 LIFT-1
- 13 LIFT-2
- 14 MICRO-LIFT
- 15 COVERED VERANDAH



FOURTH FLOOR

The plans are provided solely for information purposes and are not contractual

TOTAL of eight (8) LEVELS

- Ground Floor
- Mezzanine
- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th ROOFGARDEN
- ROOF level

4TH

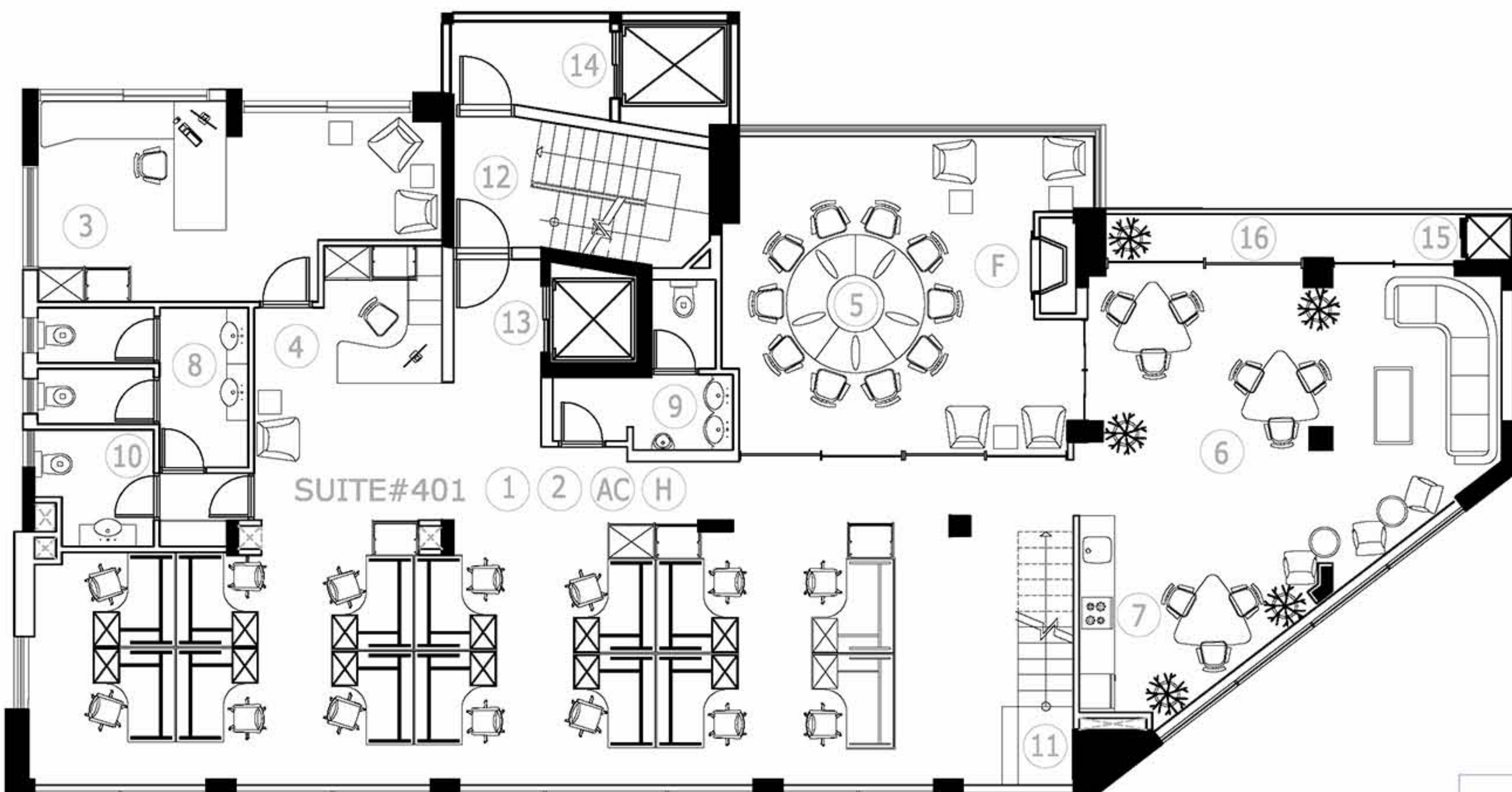
AC: Fully Air-Conditioned
H: Central Heating
F: Fireplace

FLOOR

1. Total Area: 250m²
2. 16+ Office desks
3. Director's Rm
4. Reception/ PA
5. Conference Rm (10-seater)
6. Lounge (Area: 50m²)
7. Office Kitchenette
8. Women's w.c. x 2
9. Men's w.c. x 1
10. Disabled w.c x 1 (gender Neutral)
11. Internal Staircase connecting Roof Garden
12. Commercial Staircase
13. Lift-1 (existing)
14. Lift-2 - disabled accessible (proposed)
15. Micro-Lift (outdoor - serves all floors)
16. Covered Verandah



office commercial building proposed layout



OFFICE BLDG -
ECONOMIDES HOUSE

4th FLOOR

401



COMMERCIAL BUILDING

ECONOMIDES HOUSE
Business Center



LEGEND

- 01 LOUNGE AREA
- 02 KITCHENETTE
- 03 COMMERCIAL BBQ GRILL AREA
- 04 ROOF GARDEN BAR - OUTDOOR
- 05 WINTER ROOM
- 06 WOMEN'S WC
- 07 MEN'S WC
- 08 WASHROOM
- 09 INTERNAL STAIRCASE
- 10 COMMERCIAL STAIRCASE
- 11 LIFT-1
- 12 LIFT-2
- 13 MICRO-LIFT
- 14 MECHANICAL ROOM
- 15 STORE LOCKABLE
- 16 UNCOVERED TERRACE
- 17 COVERED TERRACE

FIFTH FLOOR (ROOFGARDEN)

The plans are provided solely for information purposes and are not contractual

TOTAL of eight (8) LEVELS

- Ground Floor
- Mezzanine
- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th ROOFGARDEN
- ROOF level

1. Total Area: 250m²
2. Lounge (Area: 175m²)
3. Kitchenette
4. Commercial BBQ grill area
5. Roof Garden BAR - outdoor
6. Winter Room
7. Women's w.c. / Disabled w.c x 1 (gender Neutral)
8. Men's w.c. x 1
9. Washroom
10. Internal Staircase connecting Lower Floor
11. Commercial Staircase
12. Lift-1 (existing)
13. Lift-2 - disabled accessible (proposed)
14. Micro-Lift (outdoor - serves all floors)
15. Mechanical Rm (Area: 50m²)
16. Store lockable (Area: 4m²)
17. Uncovered Terrace
18. Covered Terrace

5TH

AC: Fully Air-Conditioned
H: Central Heating
F: Stove-outdoor-use

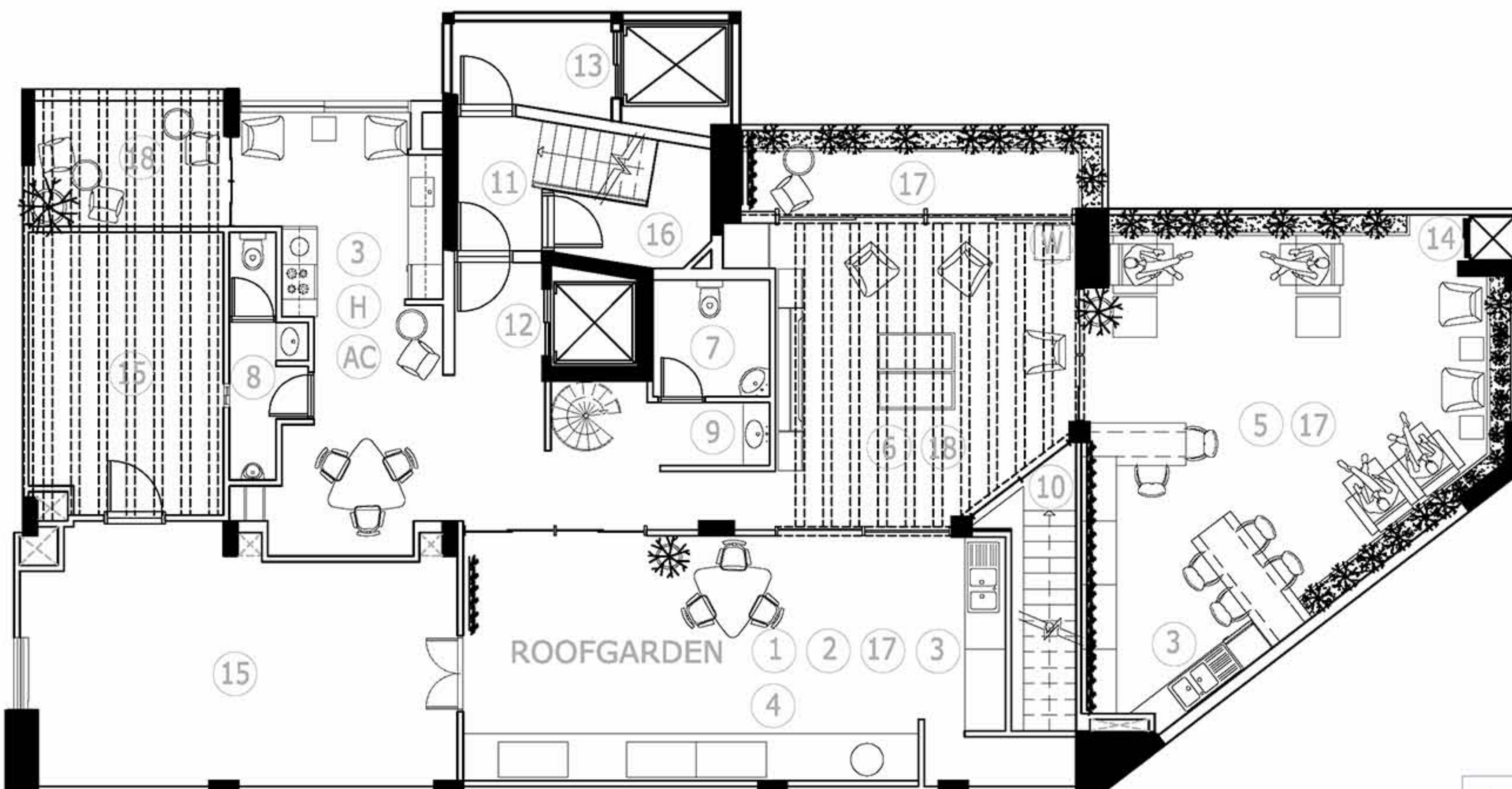
FLOOR

... with unobstructed Sea view

& open view of Troodos Mountains



office commercial building proposed layout



OFFICE BLDG -
ECONOMIDES HOUSE

5th FLOOR

RG



COMMERCIAL

BUILDING

compl-2018

ECONOMIDES HOUSE
Business Center

for RENT / SALE
Plot 779 Plot 416

TOTAL of eight (8) LEVELS

- Ground Floor
- Mezzanine
- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th ROOFGARDEN
- ROOF level

• Plot 779 | Commercial Zone:

Eβ4 | Plot size 514m²

| Level | Total GROSS Area | Total NET Living Area | Commerical Staircase + Elevators + MicroLift | Mechanical Rm/ EAC Area | Store/ Other Area | Covered Terrace Area | Uncovered Terrace Area | Office Desks | | Conference Rm | Caretaker/ Store Rm | Men's | Women's | Disabled | | | | |
|--------|------------------|-----------------------|--|--|--------------------|----------------------|------------------------|-------------------|---------------|---------------|---------------------|---------------|---------------------|----------|---------|------------|------------------------------|-----|
| | | | | | | | | Overall | Director's Rm | Reception/ PA | # | Area | Area | wc | Urinals | wc | Men's/ Women's | |
| 1 | GF | 257 | 178 | 45 | 12 | 22 | 0 | 0 | 2 | 0 | 41 | 1 | 0 | 1 | 0 | | | |
| 2 | MZ | 126 | 101 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | | | |
| 3 | 101 | 257 | 206 | 26 | 0 | 0 | 25 | 0 | 20 | 1 | 1 | 1 | 1 | 2 | 1 | | | |
| 4 | 201 | 257 | 225 | 26 | 0 | 0 | 6 | 0 | 15 | 1 | 1 | 1 | 3 | 2 | 1 | | | |
| 5 | 301 | 257 | 0 | 26 | 0 | 0 | 6 | 0 | 32 | 1 | 1 | 0 | 2 | 2 | 1 | | | |
| 6 | 401 | 257 | 225 | 26 | 0 | 0 | 6 | 0 | 16 | 1 | 1 | 1 | 1 | 2 | 1 | | | |
| 7 | RG | 257 | 28 | 28 | 51 | 4 | 27 | 119 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | | | |
| 8 | ROOF | 128 | 0 | 2 | 7 | 0 | 0 | 119 | | | | | | | | | | |
| 8 | | 1796 | 963 | 204 | 70 | 26 | 70 | 238 | 85 | 4 | 6 | 3 | 97 | 46 | 8 | 8 | 10 | 7 |
| No. | | m2 | m2 | m2 | m2 | m2 | m2 | m2 | No. | No. | No. | No. | m2 | m2 | No. | No. | No. | No. |
| Levels | | Total GROSS | Total NET | Commerical Staircase + Elevators + MicroLift | Mechanical Rm/ EAC | Store/ Other | Covered Terrace | Uncovered Terrace | Office Desks | Director's Rm | Reception/ PA | Conference Rm | Caretaker/ Store Rm | wc | Urinals | Women's wc | Disabled wc (Men's/ Women's) | |
| | | | | | | | | | | | | | | 25 | | Total wc | | |

Description:

This structure comprises of eight (8) Levels (Ground Floor + Mezzanine + 1st Floor + 2nd Floor + 3rd Floor + 4th Floor + 5th Floor (i.e. ROOFGARDEN) + ROOF level (i.e. for Photovoltaics), a commercial office space that can easily accommodate eighty-five (85) spacious office desks with designated individual working space of at least 5m² each with Central Heating and Concealed AC units, plus a Total area of 100m² for Conference Rooms, a total of twenty-five (25) toilets, a Security Control Room at the Ground Level Reception Area plus an adjacent Caretaker's Rom, Storerooms, two (2) Passenger Lifts and one (1) micro-Lift alongside a Commercial Staircase plus interconnecting internal staircases for 2nd/3rd floors as well as for 4th/5th-RG. The building also features astonishing views of the city from the Bar/BBQ area of the ROOFGARDEN, as well as with unobstructed view of the Mediterranean Sea and Cyprus tallest Mountain ridge - the Troodos Mountains.

Currently, Level 5 #301, is the designated Mechanical Floor of the Commercial Building.

The asset consists of three (3) unified Shops as part of the Commercial Building. All shops have an internal area of 125sqm, 62sqm mezzanine. The Shops are currently rented, offering a growing yield.

Available:

- Title deed
- Building Permit
- Certificate of Final Completion



RESIDENTIAL

BUILDING Under Study

PROJECTED DESIGN of five (5) LEVELS

• Plot 416 | Residential Zone:

Kα4 | Plot size 518m²

- Ground Floor (ΠΥΛΩΤΗ)
- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th ROOFGARDEN

| zone charact. | Plot # | 416 |
|---------------|------------------|--------|
| | Plot size | 518.00 |
| | Πολεοδομική Ζώνη | Kα4 |
| | Δόμηση | 1.2 |
| | Κάλυψη | 0.5 |
| | Οροφοι | 3 |
| | Υψος | 13.5 |

| Calculations | | KRISEC LTD |
|---|---------|---|
| Κάλυψη | 207.2 | μειωμένη 40% Κάλυψη για extra όροφο |
| Δόμηση | 133.19% | Για επιβεβαίωση υπολογισμού, πρέπει να γίνει συνάντηση για Προκαταρκτικές Απόψεις |
| Total ΜΕΤΡΗΣΙΜΗ Δόμηση | 689.91 | |
| ΜΗ ΜΕΤΡΗΣΙΜΗ Δόμηση (verandas) | 91.44 | Total Areas for Verandas 20% per Apt area |
| | 16.40 | Veranda for 2-BedRm Apts (m2) |
| | 25.84 | Veranda for 3-BedRm Apts (m2) |
| ΜΗ ΜΕΤΡΗΣΙΜΗ Δόμηση (Parking/ Πυλωτή / Storage / EAC Rm) | 207.20 | Parking/ Πυλωτή / Storage / EAC Rm |
| Additionally for Roofgarden (p.s. covered + uncovered area) | 69.07 | to be sold to the top-floor Owner(s), remaining area for photovoltaics & solar panels |
| | 103.49 | assume: 15% Commons&Other |
| | 586.43 | assume: 85% for Apts |
| | 4.00 | # of 2-BedRm Apts |
| | 82.00 | 2-BedRm Apts (m2) |
| | 1.00 | # of 3-BedRm Apts |
| | 129.21 | 3-BedRm Apts (m2) |
| Total living-areas | 689.91 | to be calculated at full-construction cost |
| Total for GF Lobby + Parking + Storage + EAC Rm] | 207.20 | to be calculated at 35%-construction cost |
| Other (verandas+Roofgarden) | 160.51 | to be calculated at 20%-construction cost |

Description:

Currently the empty plot consists of minor vegetation and a Caretaker's Room. While within a Residential Building Zone (Petrou & Pavlou District - Limassol Municipality), a luxury block of apartments can be erected for either Rent/ Sale on three (3) floors and to consist of minimum five (5) Apartments: 4 x 2 Bedroom Apartments and 1 x 3 Bedroom Penthouse with a private/common roof garden with a jacuzzi/ plunge pool. Benefits of the projected Residential Building include: Sea views, at only 100m from Limassol's major arterial - 'Macedonias' / Spyrou Kyprianou Avenue - that moves through high volume of traffic and interconnects East & West parts of Limassol - to and from all major attractors of Limassol such as central business districts, regional shopping centers, Schools-Colleges-Universities, the Limassol Port, Governmental offices, major Industrial areas, the Casino and other, with frequent bus station and with easy & short access to the Cyprus' Main highway (A1)

Currently, a minimum twenty-four (24)-Car gated Parking can serve the Commercial building Business Center on Plot 779

Available:

- Title deed
- Building Permit Application ready for submittal