

#56543

ΠΡΟΣ ΠΩΛΗΣΗ



## Limassol, Pano Polemidia

3645 m<sup>2</sup> Εμβαδόν



### Περιγραφή

For sale: Modern commercial building, off plan, offering a generous internal space of 3,645 square meters. This future development comes with a flexible layout ideal for various business needs, from offices and retail to mixed-use enterprises. Thoughtfully designed, the building will feature an underground basement, perfect for storage or additional amenities.

The property sits on a large plot, allowing for ample parking or landscaping options. An elevator will ensure easy movement across all floors, enhancing accessibility for staff and visitors alike. With its proximity to the highway, your business will benefit from excellent connectivity and convenient transportation links.

Nearby amenities make it a practical choice for both employees and clients. The building also boasts beautiful mountain views, providing a remarkable backdrop and a pleasant atmosphere. Opportunities like this

€13,000,000 +ΦΠΑ

<b>ΤΥΠΟΣ</b>	Commercial Building
<b>ΕΜΒΑΔΟΝ</b>	3645 m <sup>2</sup>
<b>ΟΙΚΟΠΕΔΟ</b>	3327 m <sup>2</sup>
<b>ΚΑΤΑΣΤΑΣΗ</b>	Off plan



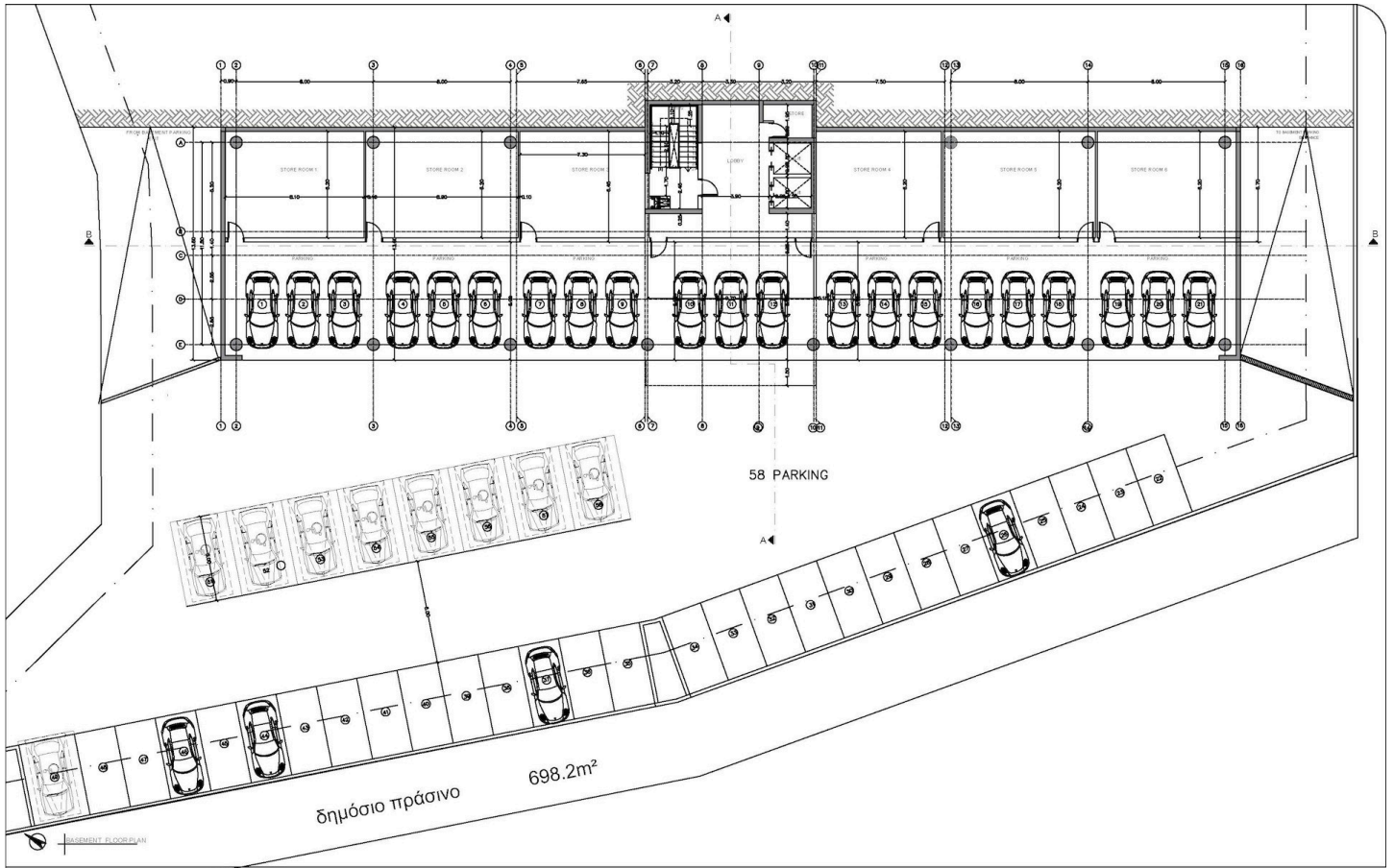
### Alexandru Bejinariu Agent


(+357) 97766062

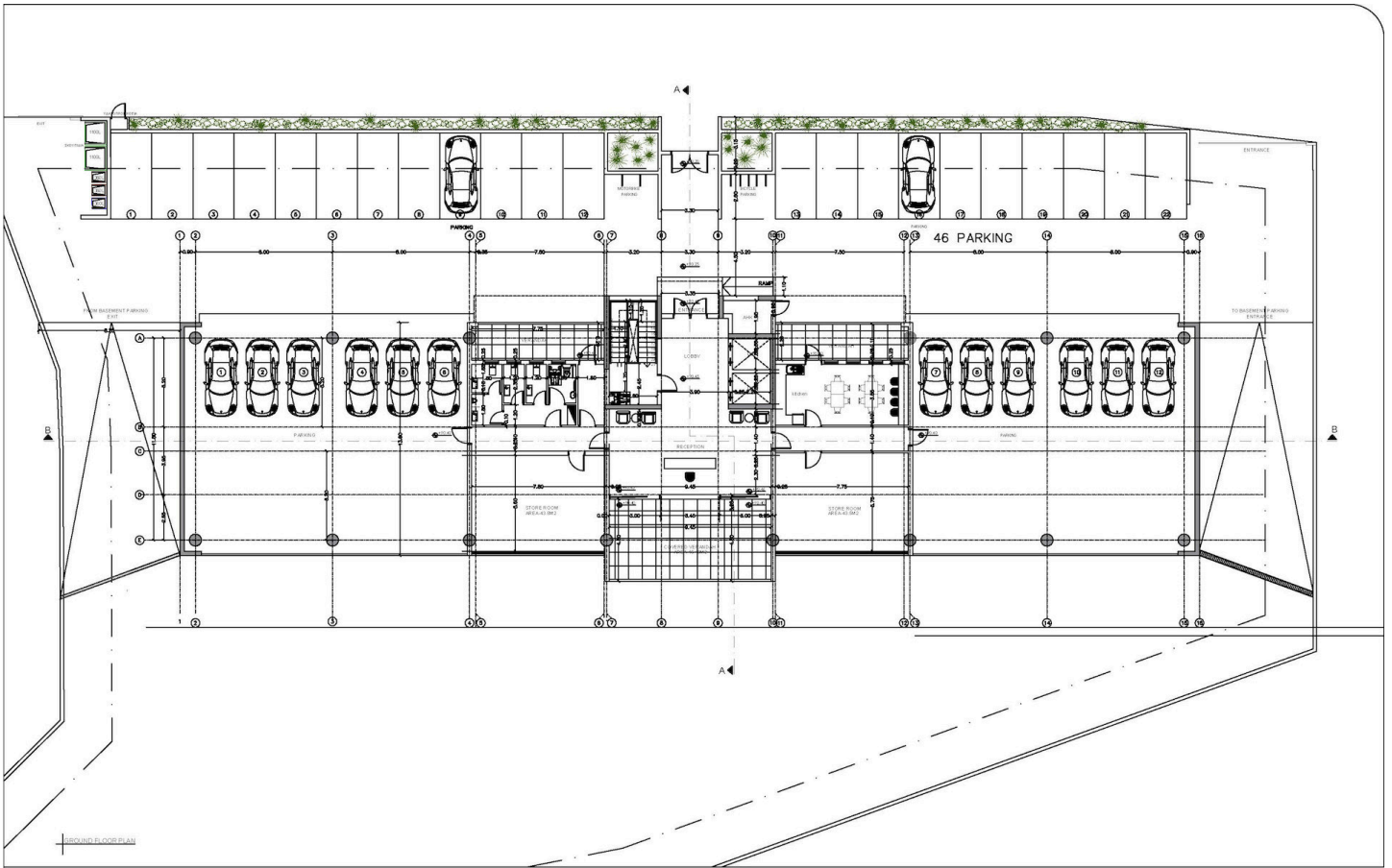
alex@nchrealestate.com



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 <p><b>Christoforos C. Stylianides &amp; Partners</b></p> <p>ARCHITECTS ENGINEERS CONSULTANTS</p> <p>38 Σπυριδίου Κιπριανίου Avenue / CCS BLDG, Suite 301, 4154 Limassol - Cyprus Tel : 25 73 51 31 - Fax : 25 38 97 55 / Email : chr.stylianides@cytanet.com.cy</p>	<p>Project No. <b>A2020-11-970</b></p> <p>Site: Epitoma</p>	<p>Signature Engineer</p> <p><b>CCS STYLIANIDES SERVICES LTD</b> Christoforos C. Stylianides ΕΠΙΧ. ΑΡ. 96 7802 / Αρμόδιος ΑΡΧΙΤΕΚΤΟΝΙΚΟ-ΠΟΛΙΤΙΚΟ</p>	<p>Client <b>ELMODORA HOLDINGS LTD &amp; Κα ΣΤΟΚΚΑ ΤΖΕΝΗ</b></p> <p>Signature</p>	<p>Date 05 2024</p>	<p>Project <b>RIVER SIDE BLDG</b></p> <p>Draw Title <b>PROXEDIA BASEMENT FLOOR PLAN</b></p> <p>Location <b>POLEMIDIA - LIMASSOL</b></p>	<p>DWG No. <b>Αρ. 01</b></p> <p>Scale <b>1:100</b></p>
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**Christoforos C. Stylianides  
& Partners**

- ARCHITECTS
- ENGINEERS
- CONSULTANTS

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Project No.  
A2020-11-970

Signature  
Engineer

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Christoforos C. Stylianides  
45F Ag. 96 7802 / Limassol  
9049023-000000-00000000

Client  
ELMODORA HOLDINGS LTD & Κα ΣΤΟΚΚΑ ΤΖΕΝΗ

Signature

Date  
05  
2024

Project  
RIVER SIDE BLDG

Draw Title  
PROXEDIA  
GROUND FLOOR PLAN

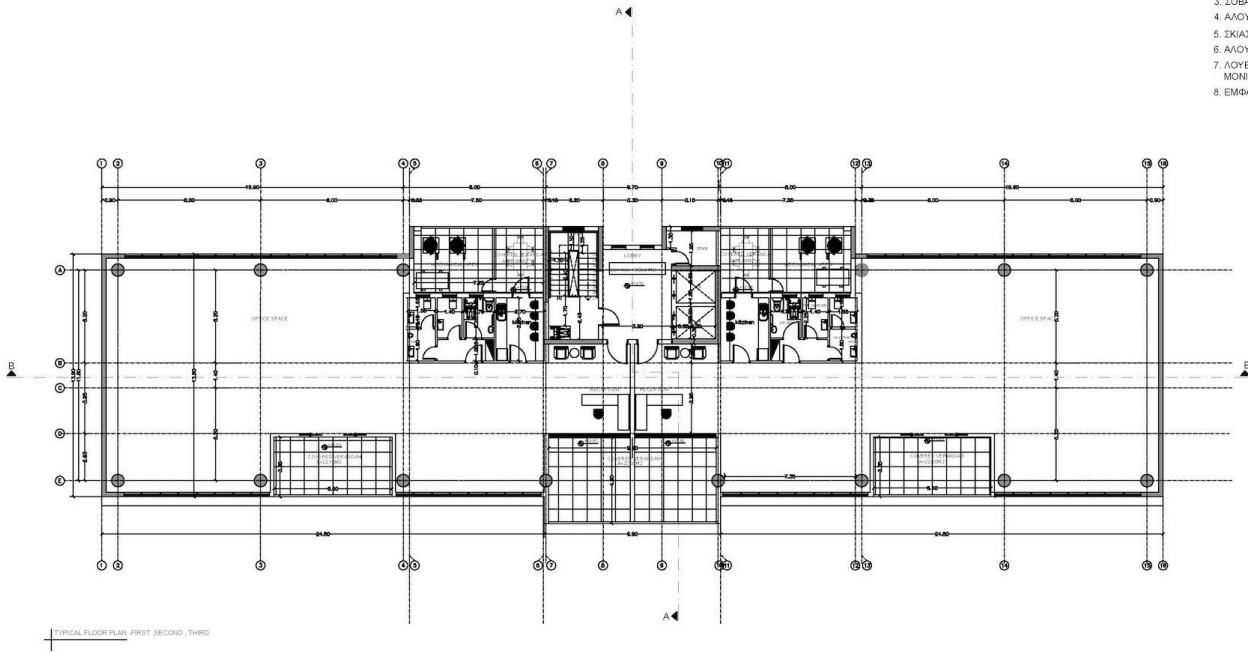
Location  
POLEMIDIA - LIMASSOL

DWG No.  
Ap. 02

Scale - in/mm  
1:100

ΥΠΟΜΝΗΜΑ ΥΛΙΚΩΝ

1. ALUCOBOND
2. ΚΙΓΚΛΙΔΩΜΑ ΑΠΟ ΓΥΑΛΙ
3. ΣΟΒΑΣ - ΤΕΛΙΚΟ ΕΠΙΧΡΙΣΜΑ / ΜΠΟΓΙΑ
4. ΑΛΟΥΜΙΝΙΟ ΠΑΡΑΒΥΡΟ + ΓΥΑΛΙ
5. ΣΚΙΑΣΤΡΑ ΑΛΟΥΜΙΝΙΟΥ
6. ΑΛΟΥΜΙΝΙΟ ΠΟΡΤΕΣ
7. ΛΟΥΒΡΑ ΑΛΟΥΜΙΝΙΟΥ - ΜΟΝΩΣ ΕΞΑΕΡΙΣΜΟΣ
8. ΕΜΦΑΝΙΣ ΣΥΡΩΔΕΜΑ (FAIR FACE)



**Christoforos C. Stylianides  
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ARCHITECTS  
ENGINEERS  
CONSULTANTS

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Project No.  
A2020-11-970

Signature  
Engineer

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SERVICES LTD  
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459 Ave. 96 7802 / Limassol  
90490215-90490216-90490217

Owner  
ELMODORA HOLDINGS LTD & Κα ΣΤΟΚΚΑ ΤΖΕΝΗ

Signature

Date  
05  
2024

Project  
RIVER SIDE BLDG

Draw Title  
PROXEDIA  
TYPICAL FLOOR PLAN-1st,2nd,3rd

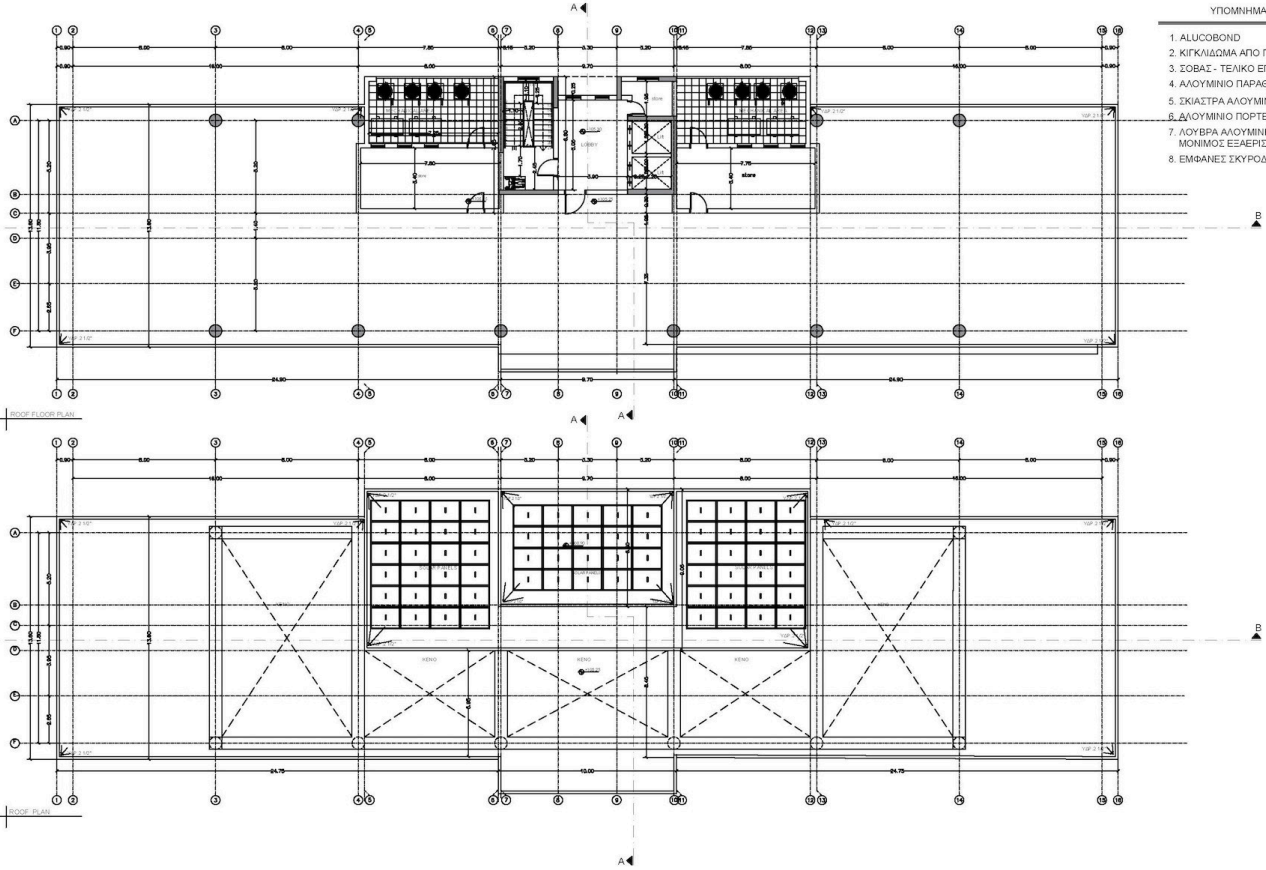
Location  
POLEMIDIA - LIMASSOL

DWG No.  
Ap. 03

Scale - μέγιστο  
1:100

ΥΠΟΜΗΝΗΜΑ ΥΛΙΚΩΝ

1. ALUCOBOND
2. ΚΙΓΚΛΙΔΩΜΑ ΑΠΟ ΓΥΑΛΙ
3. ΣΟΒΑΞ - ΤΕΛΙΚΟ ΕΠΙΧΡΙΣΜΑ / ΜΠΟΓΙΑ
4. ΑΛΟΥΜΙΝΙΟ ΠΑΡΑΒΥΡΟ + ΓΥΑΛΙ
5. ΣΚΙΑΣΤΡΑ ΑΛΟΥΜΙΝΙΟΥ
6. ΑΛΟΥΜΙΝΙΟ ΠΟΡΤΕΣ
7. ΛΟΥΒΡΑ ΑΛΟΥΜΙΝΙΟΥ - ΜΟΝΗΚΟΣ ΕΣΑΕΡΙΣΜΟΣ
8. ΕΜΦΑΝΙΣ ΣΚΥΡΩΜΑ (FAIR FACE)



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Signature

Engineer

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8040023-0000000-00000000

Owner

ELMODORA HOLDINGS LTD & Κα ΣΤΟΚΚΑ ΤΖΕΝΗ

Signature

Date

05

2024

Project

RIVER SIDE BLDG

Draw Title

PROXEDIA  
ROOF FLOOR PLAN

Location

LIMASSOL

DWG No.

Ap. 04

Scale - μέτρο

1:100