

Nikeva Business Center

Apostolou & Pavlou, Limassol, Cyprus

CPI CYPRUS PRO INVESTMENTS



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Design Benefits

- ✓ **Prime Location**
Apostolou and Pavlou
Limassol, Cyprus
- ✓ **Heating / Cooling**
VRV Systems
- ✓ **Nearby Amenities**
Schools, Supermarkets, Pharmacies, Bakeries, Petrol Stations, etc.
- ✓ **Mechanical Ventilation**
MVHR Units
- ✓ **Environmentally Friendly Design**
Class A Energy Performance.
- ✓ **Quality Finishes & Materials**
Eco-friendly.
- ✓ **Renewable Energy Systems**
Photovoltaic panels for electricity production,

Quality Control Benefits

- ✓ **Professional Experience**
Cyprus Pro Investment

CyprusProInvestments.com is a promotional platform representing a group of companies and consultants specializing in the Cyprus property market. With many years of experience in property design, construction, and management, the team is well positioned to identify, pursue, and promote sound investment opportunities.

The group brings together experienced professionals who are committed to achieving the highest standards of quality. Their projects are carefully planned, professionally executed, and designed to meet the highest levels of excellence in both construction and investment value.

Area Coverage:

Gross Building
Area:1732,74 m²**Gross Leasable**
Area:1050,15 m²**Net Usable**
Area:850,89 m²**Cover Balcony**
Area:148,03 m²**Uncover Balcony**
Area:178,23 m²**Green**
Area:127 m²



About Nikeva Business Center

Project Description

Nikeva Business Center is an architectural landmark defined by its bold identity and strong emphasis on design. The five-storey building features a spacious underground basement and an inviting roof terrace, offering both functionality and elevated urban experience. Its striking and unconventional architectural concept reimagines the simplicity of a box form, transformed through the rotation and twisting of individual volumes. Each level adopts a unique orientation, creating dynamic perspectives and a visually captivating composition that naturally draws attention. Strategically located within a thriving commercial district, the building benefits from excellent connectivity, with easy access to major highways and nearby amenities—fostering a vibrant and well-connected business community.

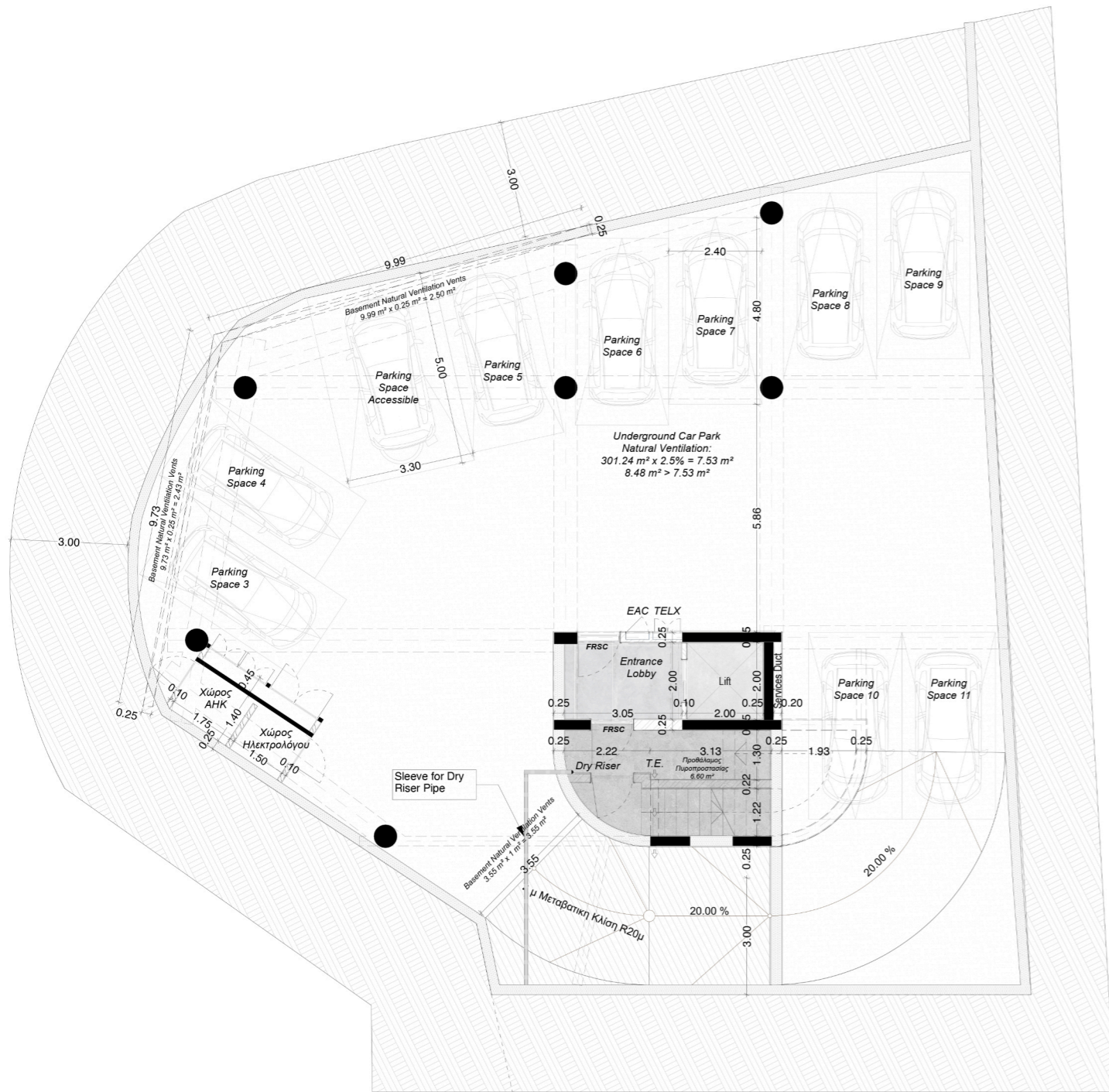


Location Benefits

- ✓ **High Way**
- ✓ **Petrol Station**
- ✓ **Super Market**
- ✓ **Pharmacies**
- ✓ **Hospitals**
- ✓ **Restaurants**

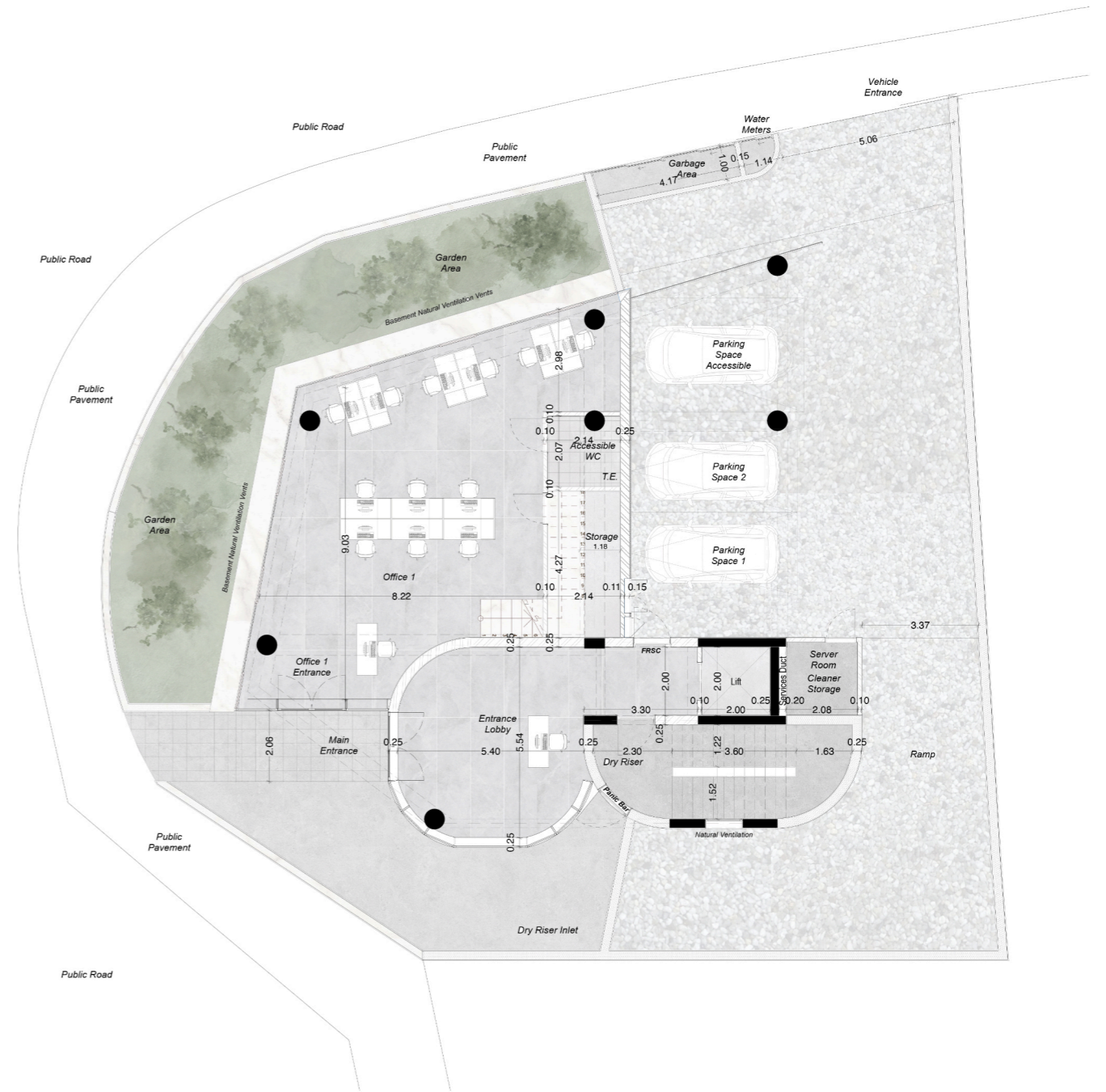
The project combines excellent practices in quality design and construction with state-of-the-art technologies, setting itself apart in the market through its unique blend of well-thought-out features that meet the expectations of even the most demanding buyers.

Nikeva Business Center is an ideal commercial development for companies seeking office space for rent. It offers luxury and diversity in design while accommodating the needs of employees, including parking availability, easy access to main roads, and essential amenities such as schools, restaurants, and gyms—all within walking distance.



Internal Area	Common Area	Staircase Area	Car Spots
326.86 m ²	5.80 m ²	23.50 m ²	10 - 12

Basement Floor Plan



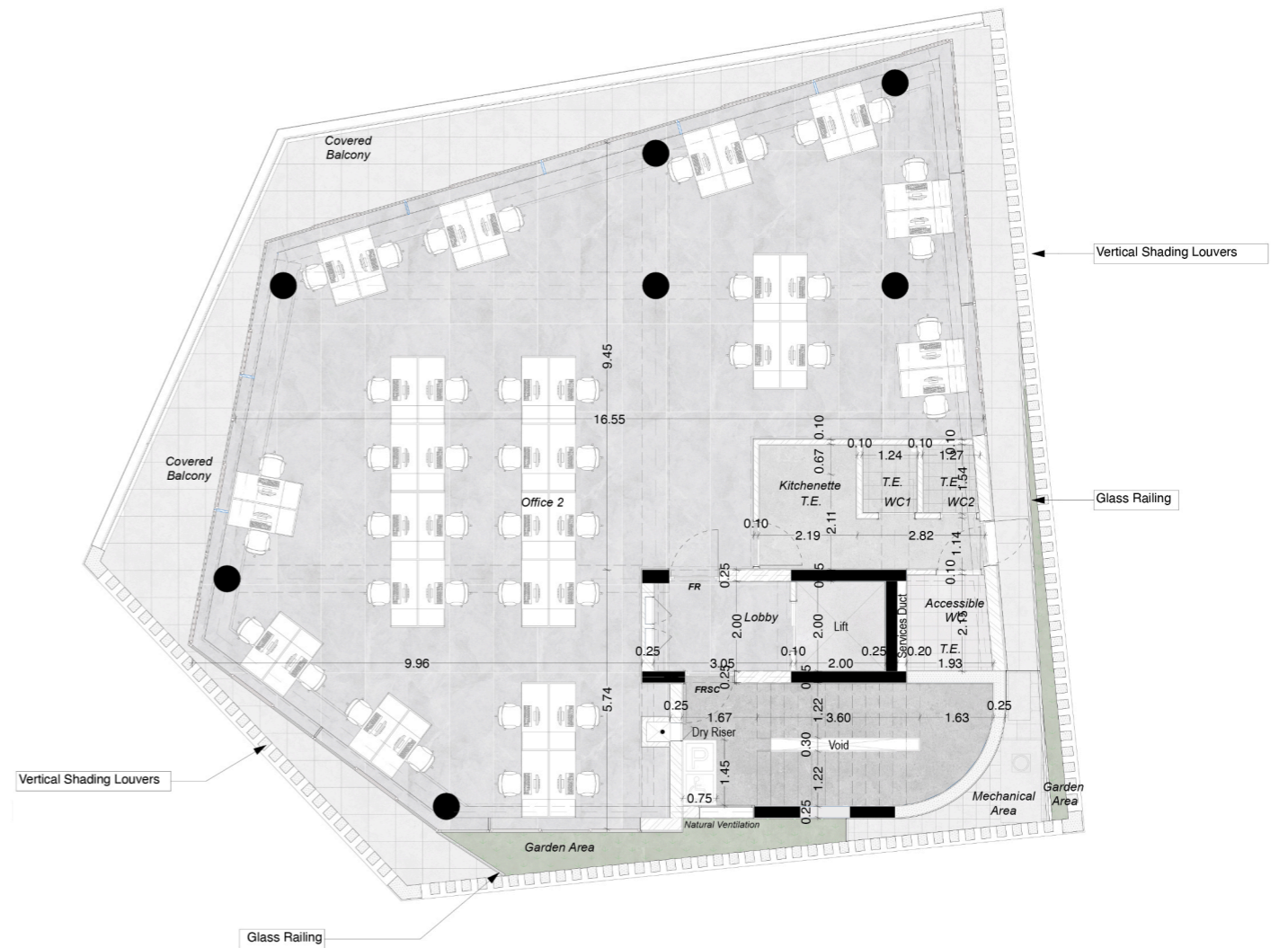
Internal Area	Common Area	Staircase Area	Covered Parking (3 cars)
100.19 m ²	45.52 m ²	21.48 m ²	78.93 m ²

Ground Floor Plan



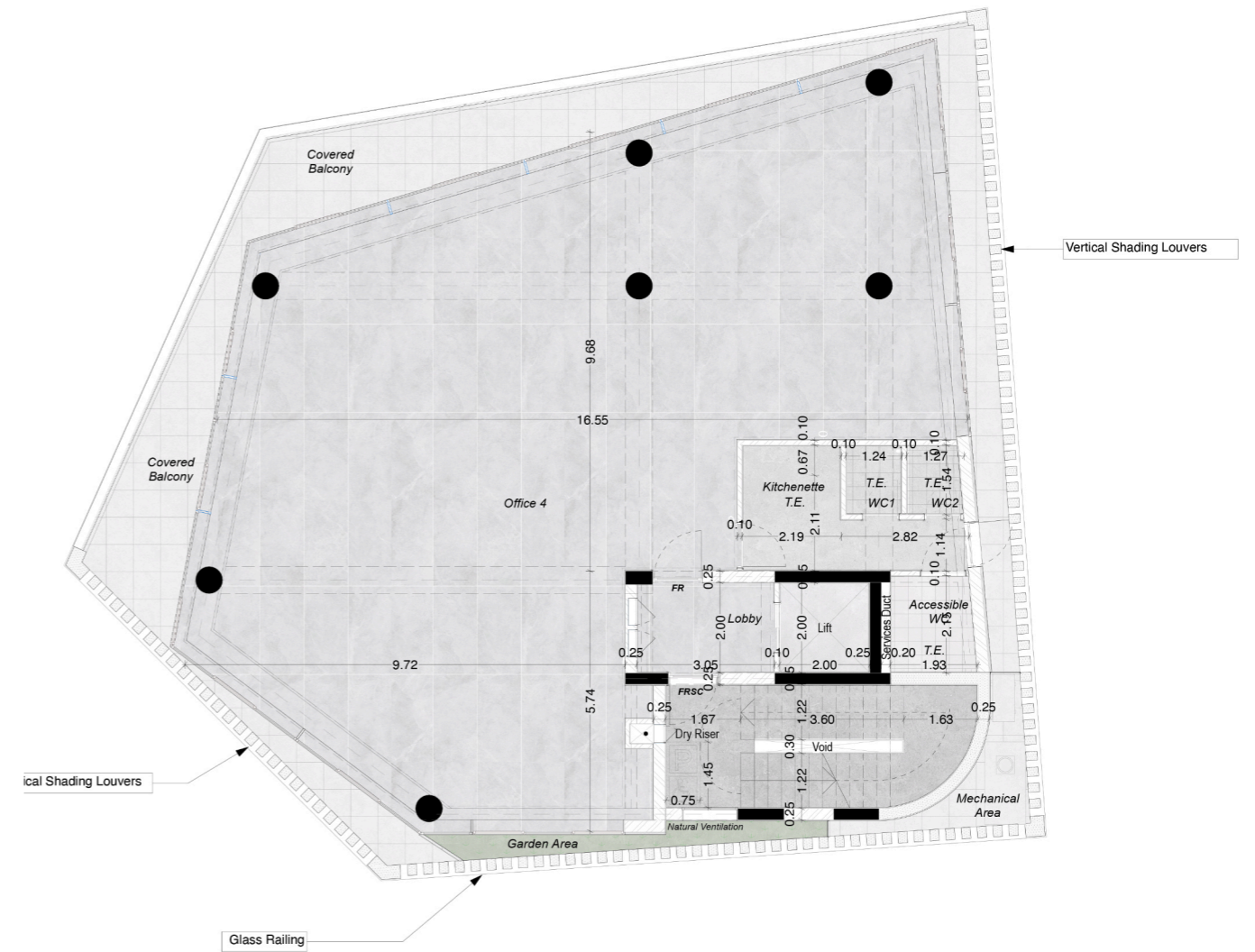
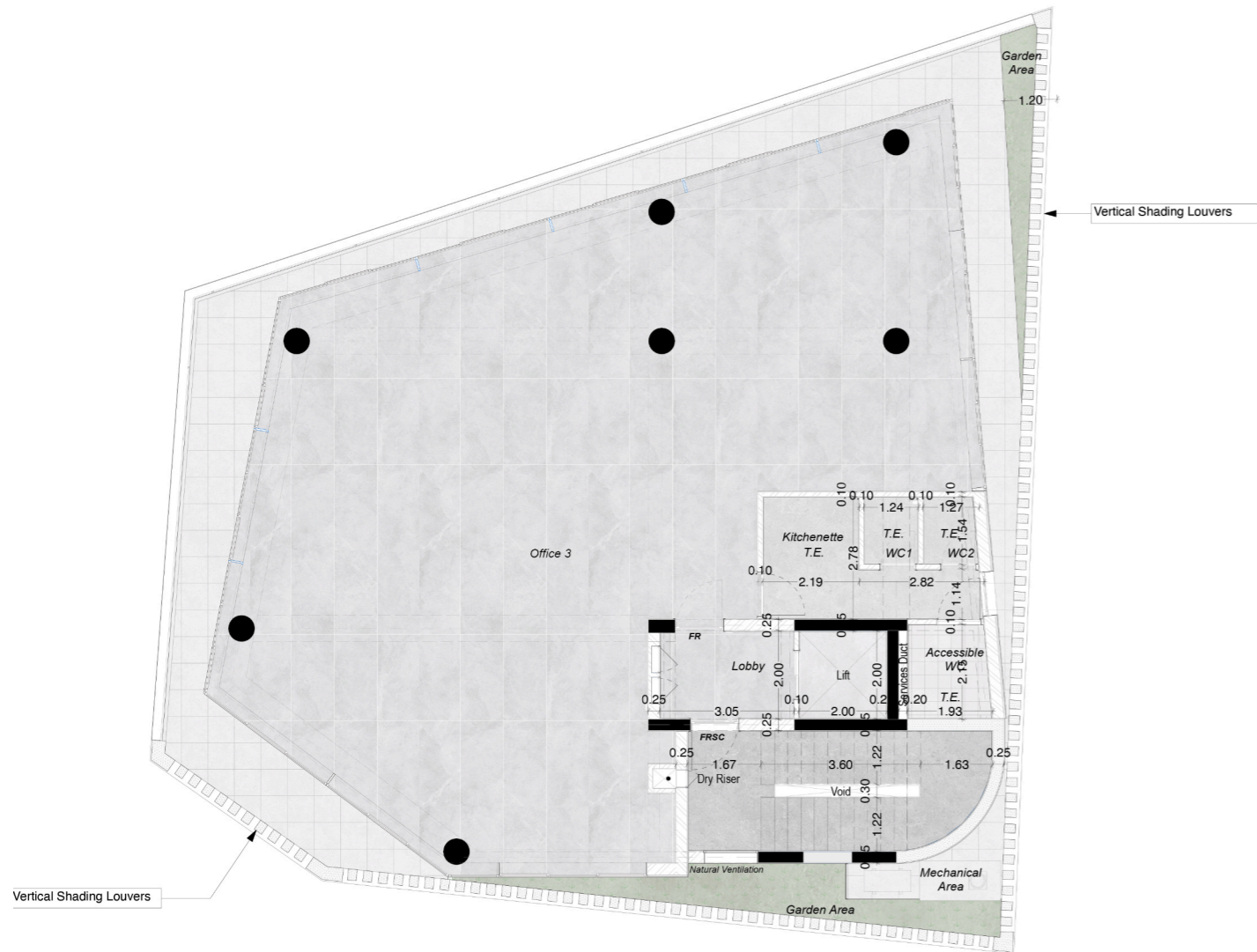
Internal Area	Common Area	Staircase Area	Garden Area
88.15 m ²	6.87 m ²	19.37 m ²	99.43 m ²

Mezzanine Floor Plan



Internal Area	Common Area	Staircase Area	Garden Area	Covered Balcony
210.91 m ²	6.87 m ²	19.37 m ²	6.15 m ²	49.27 m ²

1st First Floor Plan

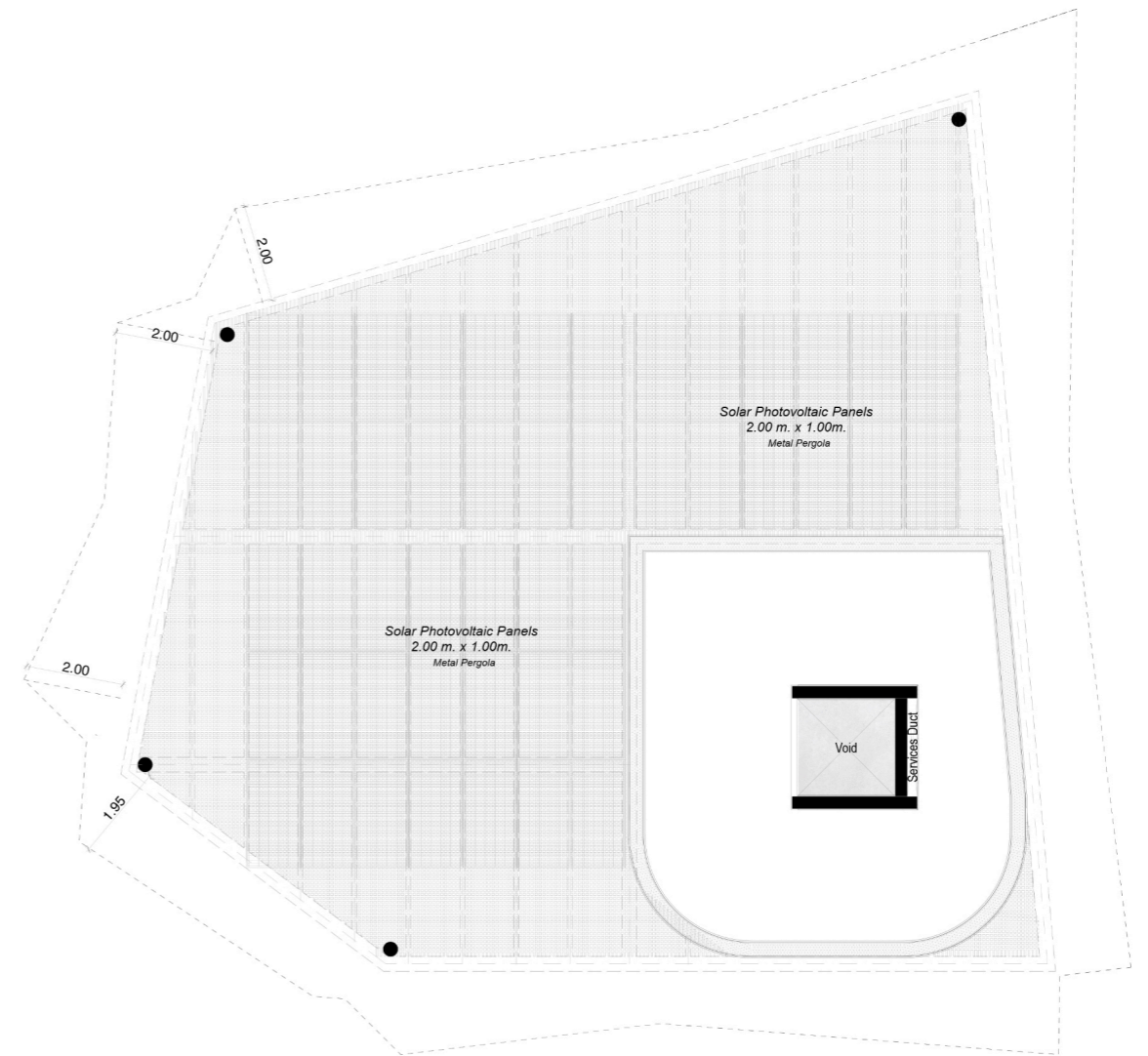
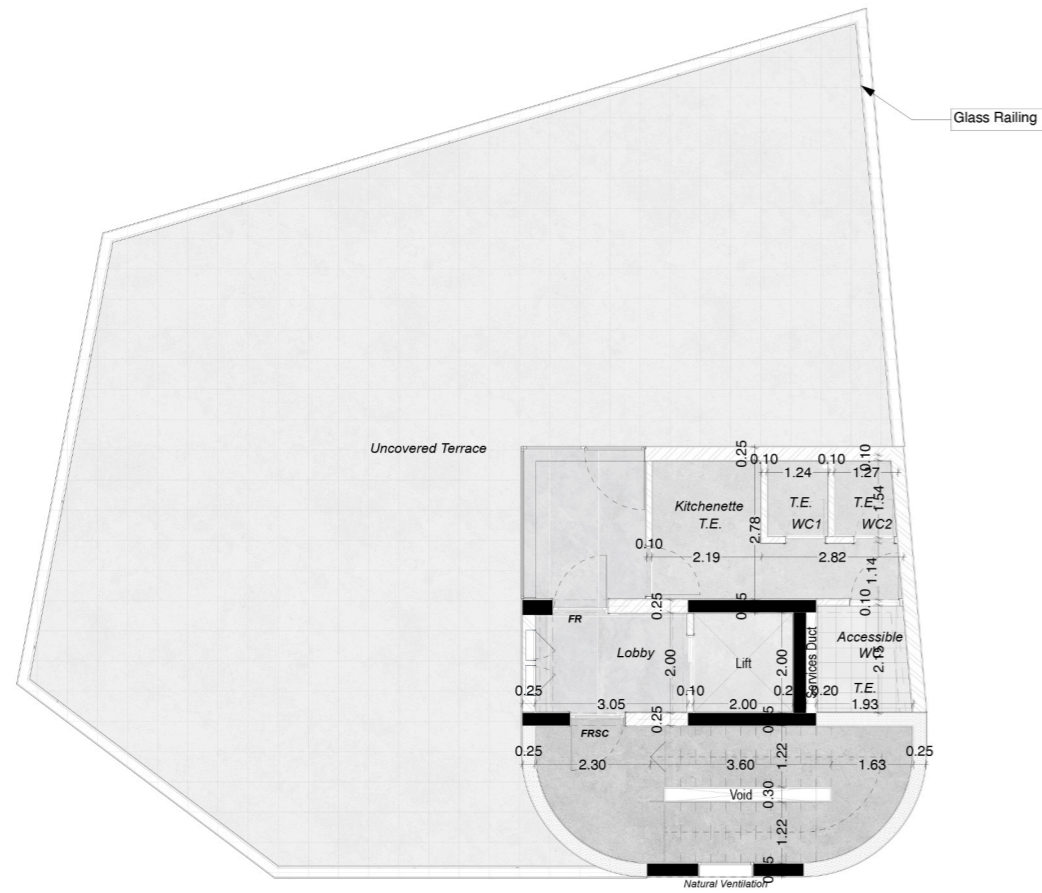


Internal Area	Common Area	Staircase Area	Garden Area	Covered Balcony
210.95 m ²	6.87 m ²	19.37 m ²	13.85 m ²	49.49 m ²

2nd Second Floor Plan

Internal Area	Common Area	Staircase Area	Garden Area	Covered Balcony
210.91 m ²	6.87 m ²	19.37 m ²	7.57 m ²	49.27 m ²

3rd Third Floor Plan



Internal Area	Common Area	Staircase Area	Uncovered Terrace
29.78 m ²	6.87 m ²	20.43 m ²	178.23 m ²

Roof Terrace Floor Plan

Roof Floor Plan



Lobby A



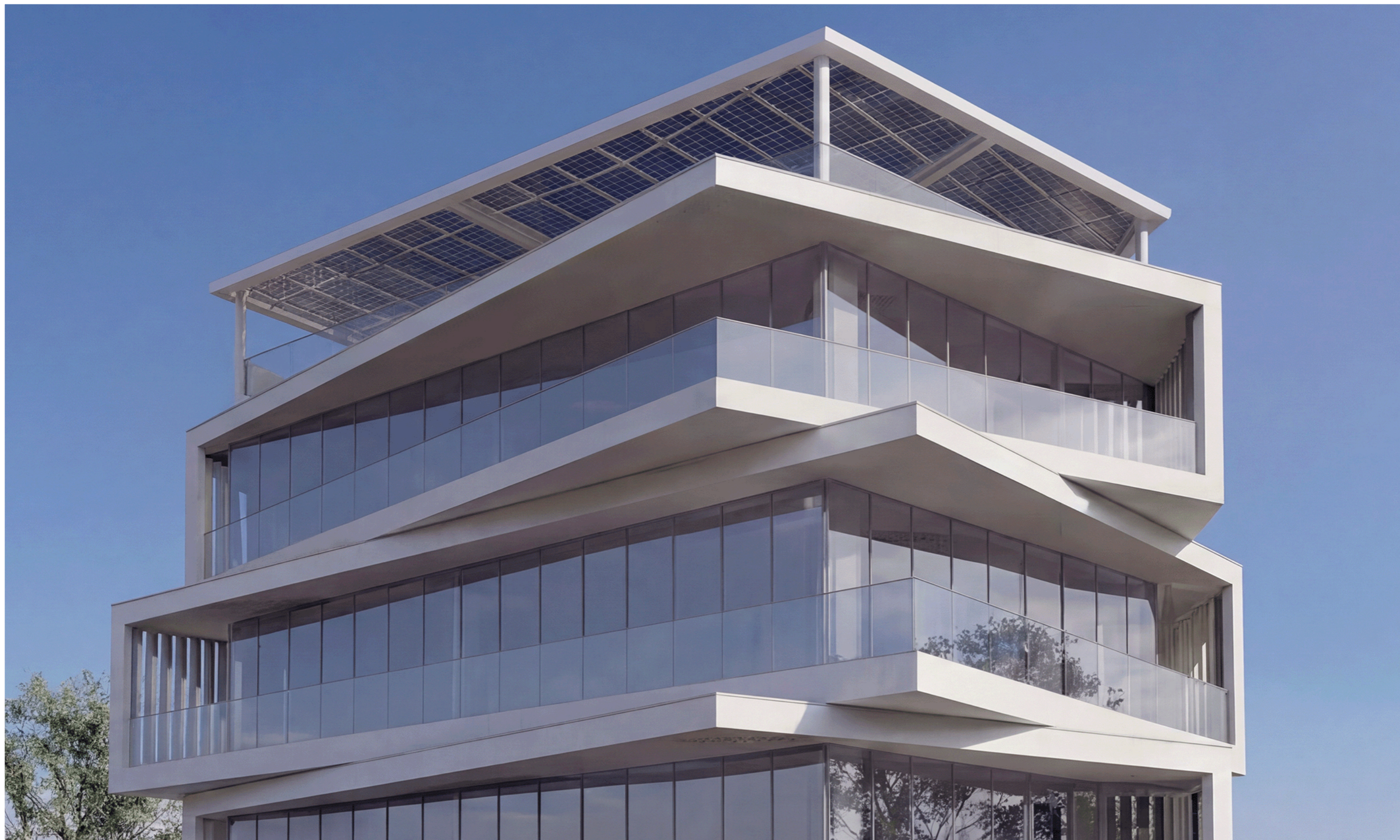
Office A



Lobby B



Office B



Construction Specifications

MAIN STRUCTURE / GENERAL BUILDING CHARACTERISTICS

- Reinforced concrete frame designed in accordance with European codes for earthquake resistance.
- Compliance with current building and fire regulations.
- Issued with an Energy Performance Certificate (Class A).
- Installation of systems utilizing renewable energy sources to reduce energy consumption.

WALLS & INSULATION

- Internal and external walls are constructed using thermally insulated aerated concrete blocks.
- The entire concrete structure and external walls are covered with 80mm Rockwool. This high-performance thermal insulation covers all external surfaces of columns and beams. The insulation layer is treated with two coats of rendering and finished with a final color coating. This construction method provides breathable walls.
- All interior walls are finished with gypsum boards and smooth finishing plaster, followed by eco-friendly paint.
- All interior wet areas are rendered with waterproof plaster and covered with ceramic tiles.
- All ceilings are finished to a smooth surface using fine plaster and eco-friendly paint.
- Facades are covered with a metal design system to provide shading for the offices.

WOODWORK

- Kitchens are designed and manufactured by a reputable manufacturer using high-quality wooden boards with a laminate finish, ceramic countertops, and high-quality mechanisms and accessories. **Clients can choose finishes and colors.**
- Internal doors, wardrobes, and bathroom units are designed and manufactured by a reputable manufacturer, featuring laminate or lacquered finishes and high-quality mechanisms and accessories. **Finishes and colors will be proposed by our architects.**
- Security entrance doors are manufactured by a reputable European manufacturer in compliance with all European fire safety standards.

FLOORING & WALL FINISHES

- Office areas: Raised ceramic floor tiles.
- Toilets: Ceramic floor and wall tiles.
- Verandas: Ceramic floor tiles.
- Common areas: Ceramic tiles.

ALUMINIUM DOORS & WINDOWS

- Aluminum minimal-frame doors and windows with high-performance glazing for thermal and acoustic insulation.

SANITARYWARE

- Sanitary fittings, mixers, and all necessary accessories, including mirrors, paper holders, and towel holders, are of high quality and comply with European standards.

SEWAGE

- Installed using high-quality materials in compliance with European standards.
- A borehole is designed for the collection of rainwater.
- Connection to the local Sewerage Authority system of the area.

ELECTRICAL INSTALLATIONS

- All installations are completed in accordance with the current regulations issued by the Electricity Authority of Cyprus (EAC).
- All offices utilize photovoltaic panels installed on the roof.
- All offices are equipped with distribution boards and telecommunication boards. Electricity and communication systems are distributed according to the office interior design.

The following systems are installed in all offices:

- Door answering video phone system.
- Provision for a security system.
- Fire detection system.
- CCTV cameras.
- Exterior lighting installed with timers.
- Interior lighting in common areas equipped with sensors.

MECHANICAL INSTALLATIONS

Hot / Cold water supply

- Fresh water is supplied to all offices from the city mains water supply.
- Cold water is supplied to each office from a 1200 LT water tank via a pressure pump.
- Hot water is supplied to each office from a 270 LT hot water cylinder with an integrated heat pump.
- A hot water recirculation pump is also installed.
- All water supply equipment is discretely located in designated mechanical areas on each floor.

Heating / Cooling

- VRF system for cooling and heating will be installed with concealed internal units according to interior design of the office.
- A VRF system for heating and cooling is installed, with concealed internal units in accordance with the office interior design.
- Heating and cooling systems are sourced from reputable manufacturers and comply with all European standards.

Mechanical Ventilation

- All the offices are provided with ventilation system
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- Extraction fans are installed in WCs and kitchens.
- Provision is made for Mechanical Ventilation with Heat Recovery (MVHR) units on each floor.
- Ventilation systems are sourced from reputable manufacturers and comply with all European standards.

OTHER PROVISIONS

- Installation of a 5kW photovoltaic (PV) system utilizing renewable energy sources to generate electricity, in accordance with the Energy Performance Certificate requirements for all offices and common areas.

Exterior Areas and Parking Areas

- Glass balustrades on all balconies.
- Perimeter fencing consisting of concrete walls.
- Metal electric gates for vehicle and pedestrian access.
- Drive-in and parking areas finished with gravel stone.
- Landscaped garden areas with local trees and vegetation, in accordance with the architect's design.

*This information is provided for general guidance to prospective buyers and does not form part of a binding contract or warranty. The company reserves the right to amend these details in accordance with relevant town-planning requirements and/or regulations.



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