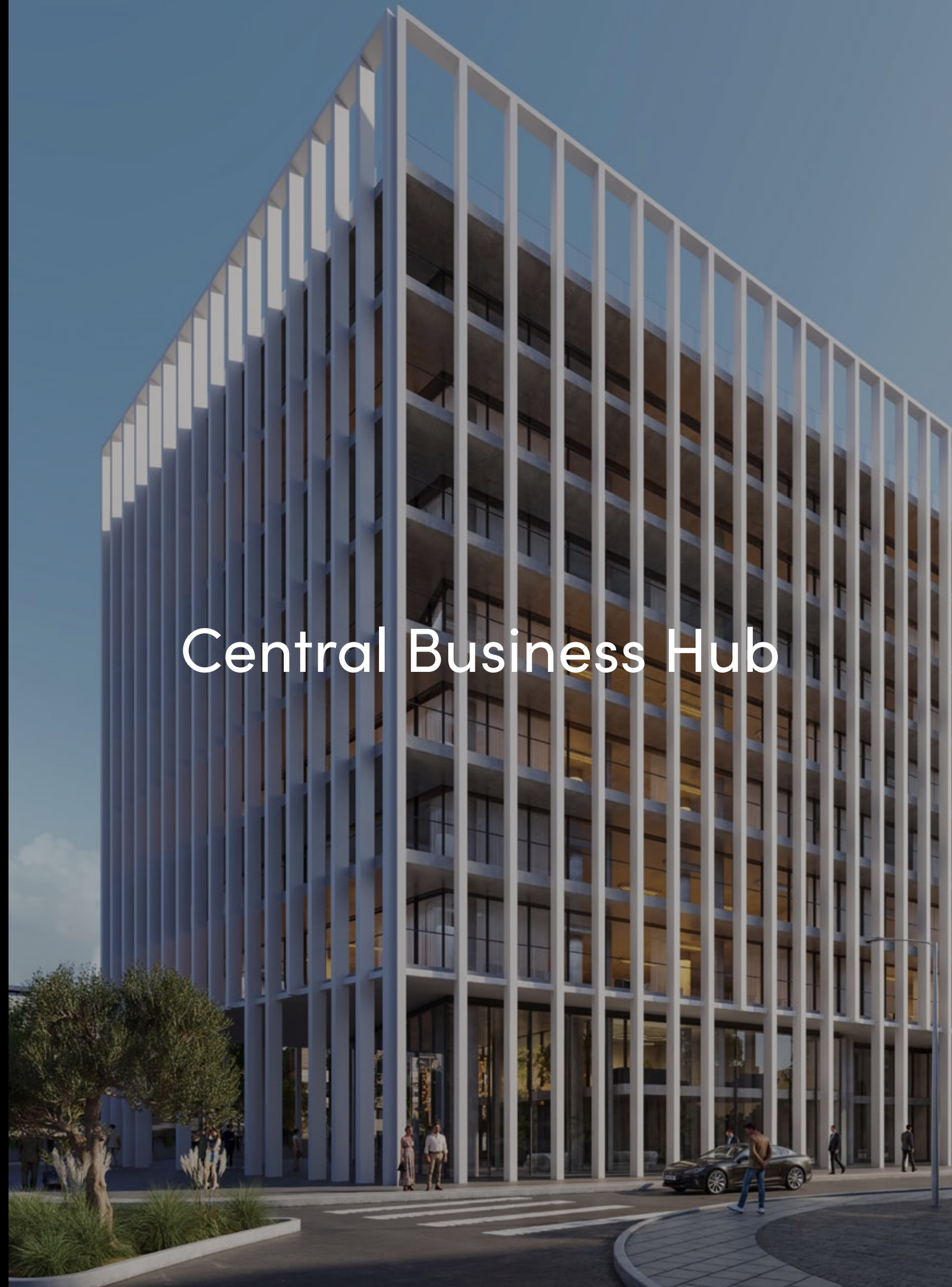


Central Business Hub

Pentadromos, Limassol

a powerful
pull for growth

Central Business Hub





the project

positioned for success in Limassol's heart

Discover Central Business Hub, an iconic commercial building located at the popular Pentadromos junction, right in the heart of Limassol. Offering 14 modern offices across 8 floors and 2 premium retail spaces, Central Business Hub provides businesses with prime access to the city's bustling center and coastline. With 123 parking spaces, it delivers exceptional convenience and a sleek, professional environment for success.



key highlights & figures



iconic 8-story
office block



1,591 m² of private
terraced areas



123 car park
spaces



offices areas
from 336 m² to 408 m²



2 retail spaces
from 374 m² to 489 m²



high-quality
finishes



sunlit workspaces with
floor-to-ceiling windows



flexible open-plan
workspaces



eco-friendly features based
on ESG considerations



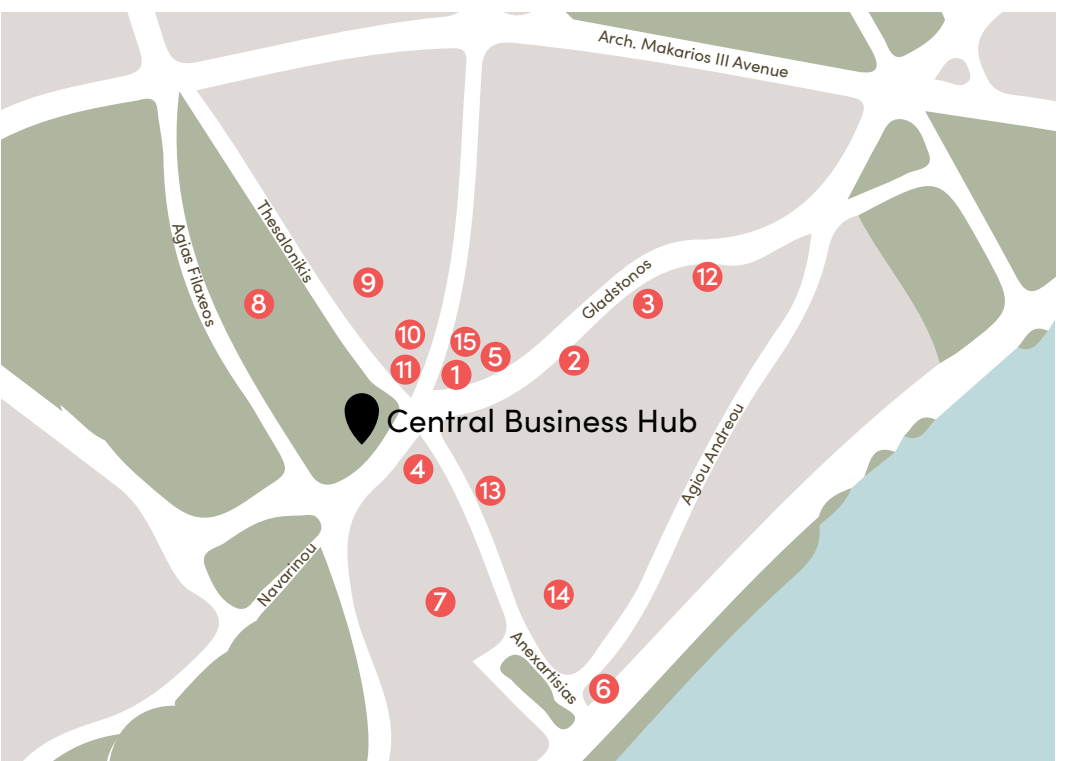
clear floor-to-ceiling
height 3.6 m



location & accessibility

Pentadromos, Limassol

Central Business Hub is perfectly positioned at the heart of Limassol on the central Pentadromos junction. Just steps from the bustling Anexartisias shopping district, vibrant Old Town, and a range of amenities, restaurants, and bars, it offers unmatched convenience. Its prime location provides businesses with direct access to the city's commercial hub and the seafront, ensuring a perfect balance of work and leisure.



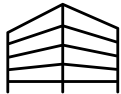
- 1 Bono Bar & Restaurant
- 2 The Shopkeeper & Co
- 3 The Cookhouse
- 4 Starbucks
- 5 Agno Zero Waste Grocery
- 6 Nyx Hotel
- 7 Limassol Agora
- 8 Ygia Polyclinic Private Hospital
- 9 Globalserve
- 10 UIBS United Business Solutions
- 11 Bank of Cyprus
- 12 LearnWorlds
- 13 Zara
- 14 Cyta
- 15 Patticheio Municipal Theatre



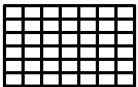
design & architecture



Distinctive vertical louvers create a bold modern aesthetic while providing natural shading and energy efficiency



Clean lines and sharp angles create a geometric form that stands out, making :gravity a striking landmark in the city



Sleek concrete and glass facades create a contemporary, minimalist look, offering durability, low maintenance, and long-term sustainability



Large ground-floor glass windows connect retail spaces to the street, with wide walkways encouraging pedestrian flow and interaction

office features & common areas

office features

- Expansive windows offer abundant natural light, energy efficiency, and stunning views.
- 3.6-meter ceilings with exposed details create a modern, inspiring workspace.
- Covered terraces provide relaxing spaces with beautiful views.
- Private kitchens in every office enhance employee convenience.

common areas

- Wood-veined marble in the lobby and corridors adds sophistication and a welcoming tone.
- Secure employee entrances ensure safety and peace of mind for all tenants.



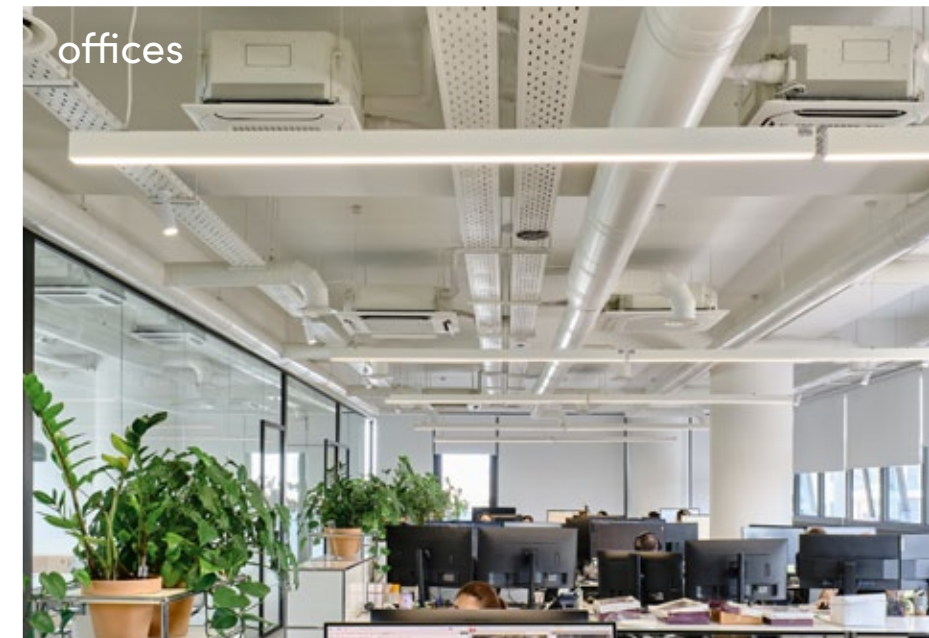
conference



reception



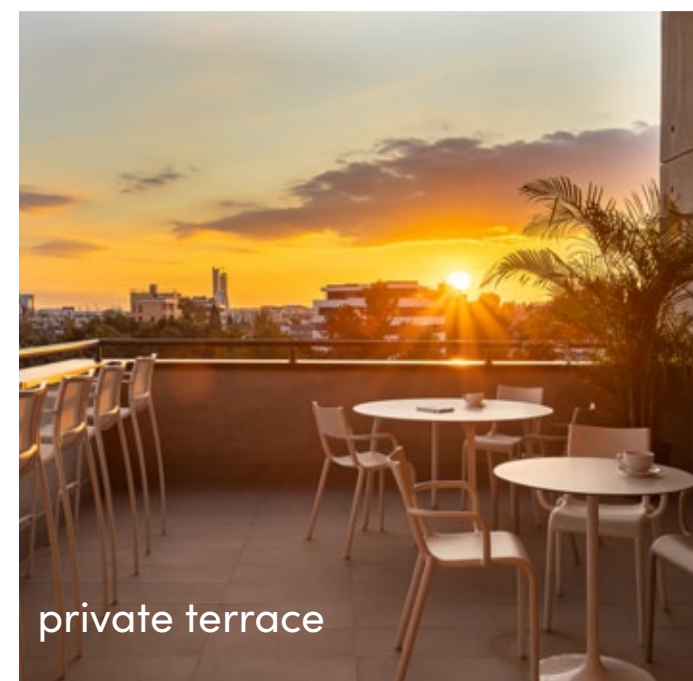
lobby



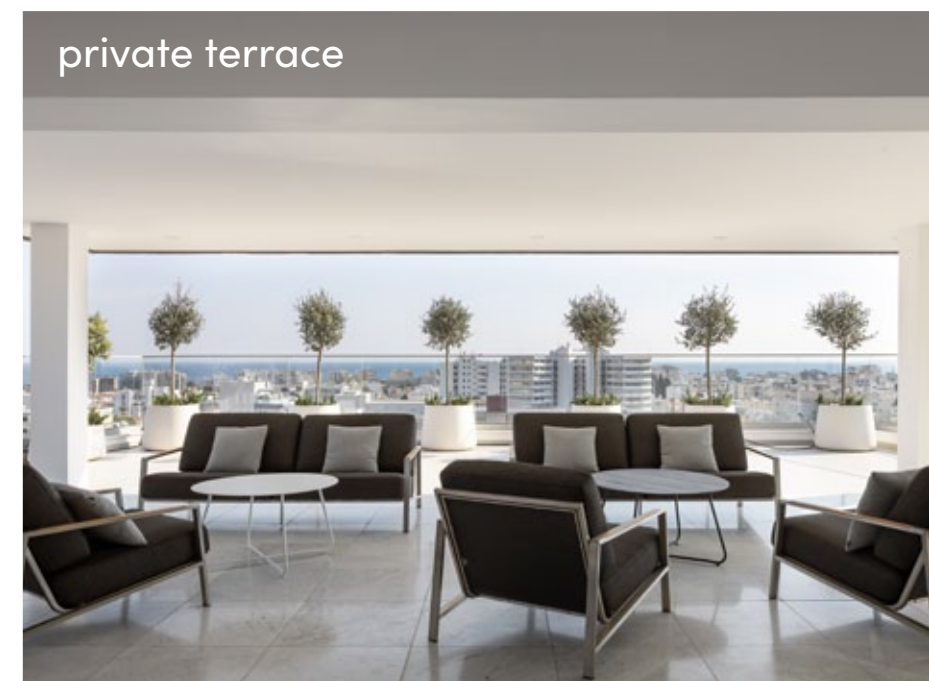
offices



offices



private terrace



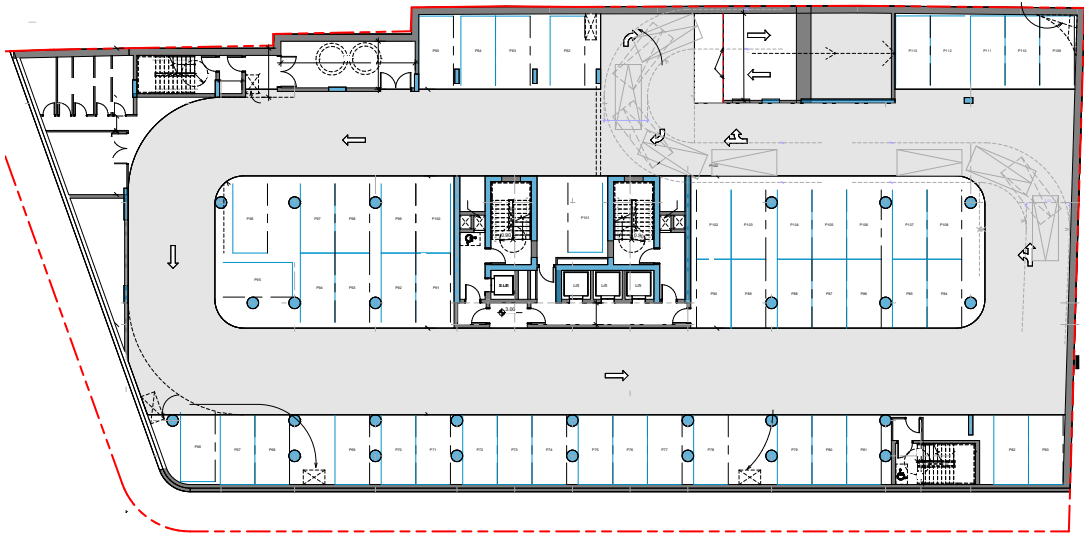
private terrace



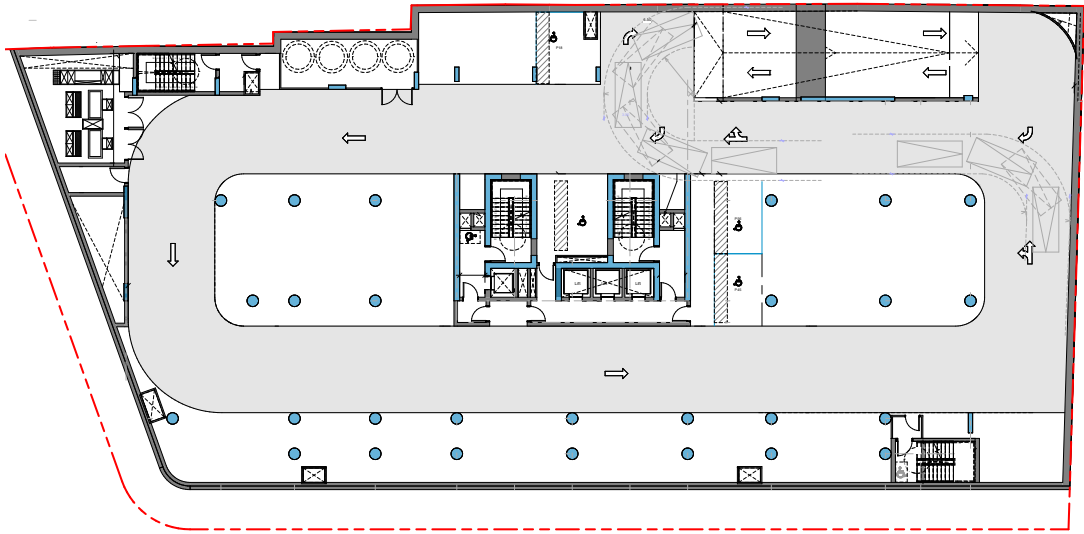
choice of properties

FLOOR	UNIT NO	PROPERTY TYPE	INDOOR AREA M ²	COV. VERANDA M ²	SELLABLE AUXILIARY M ²		SELLABLE AREA M ²	COMMON AREA PER UNIT M ²	TOTAL AREA M ²
					FLOOR	AREA			
Basements	-1	Parking							2,243.00
	-2	Parking							2,243.00
GF	A001	Shop	317.30		Mezanine-1st	171.80	489.10	100.65	589.75
	A002	Shop	245.80		Mezanine-1st	128.60	374.40	77.04	451.44
2nd	A201	Office	407.80	106.10			513.90	105.75	619.65
	A202	Office	376.00	110.50			486.50	100.11	586.61
3rd	A301	Office	407.80	106.10			513.90	105.75	619.65
	A302	Office	376.00	110.50			486.50	100.11	586.61
4th	A401	Office	407.80	106.10			513.90	105.75	619.65
	A402	Office	376.00	110.50			486.50	100.11	586.61
5th	A501	Office	335.60	179.70			515.30	106.04	621.34
	A502	Office	376.00	111.80			487.80	100.38	588.18
6th	A601	Office	407.80	106.10			513.90	105.75	619.65
	A602	Office	376.00	110.50			486.50	100.11	586.61
7th	A701	Office	407.80	106.10			513.90	105.75	619.65
	A702	Office	376.00	110.50			486.50	100.11	586.61
8th	A801	Office	407.80	106.10			513.90	105.75	619.65
	A802	Office	376.00	110.50			486.50	100.11	586.61

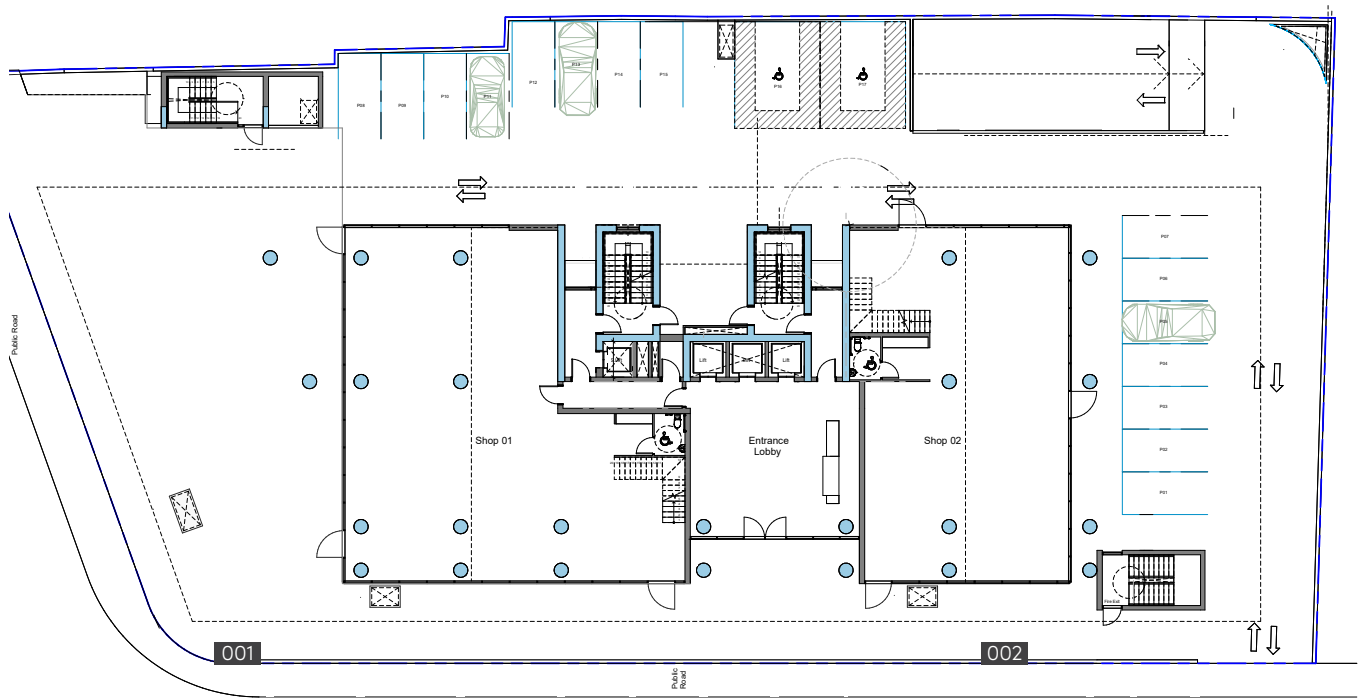
parking level -2



parking level -1



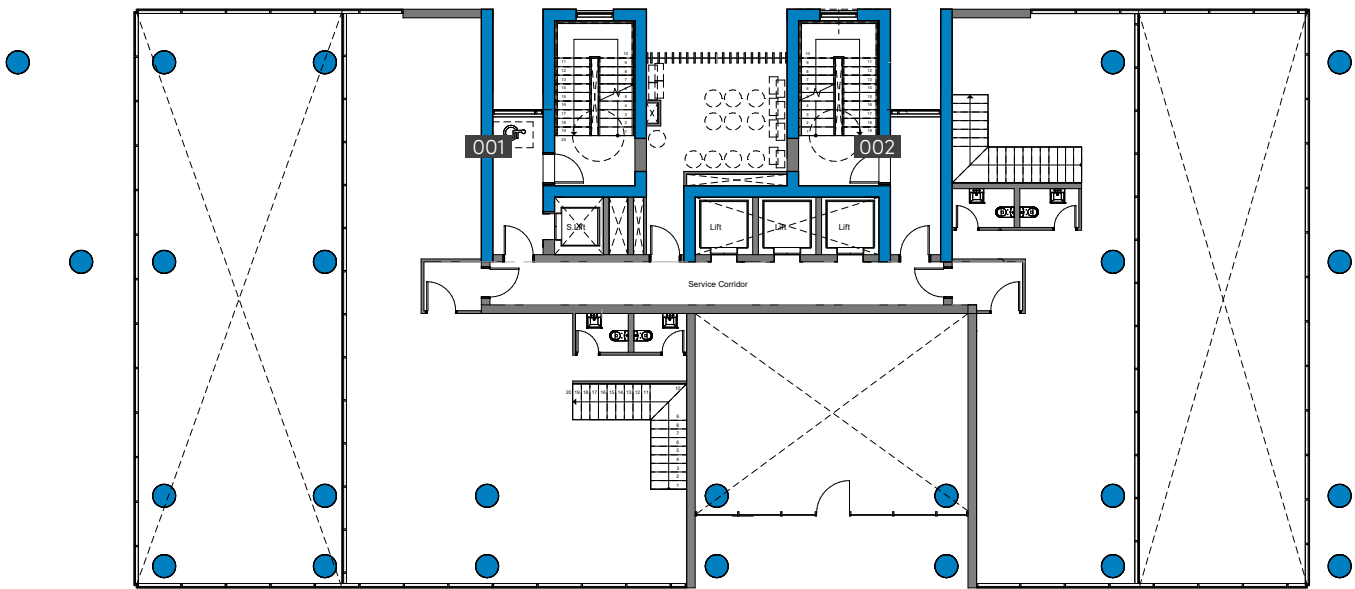
ground floor



UNIT NO	A001	A002
	489.10 m ² total area	374.40 m ² total area



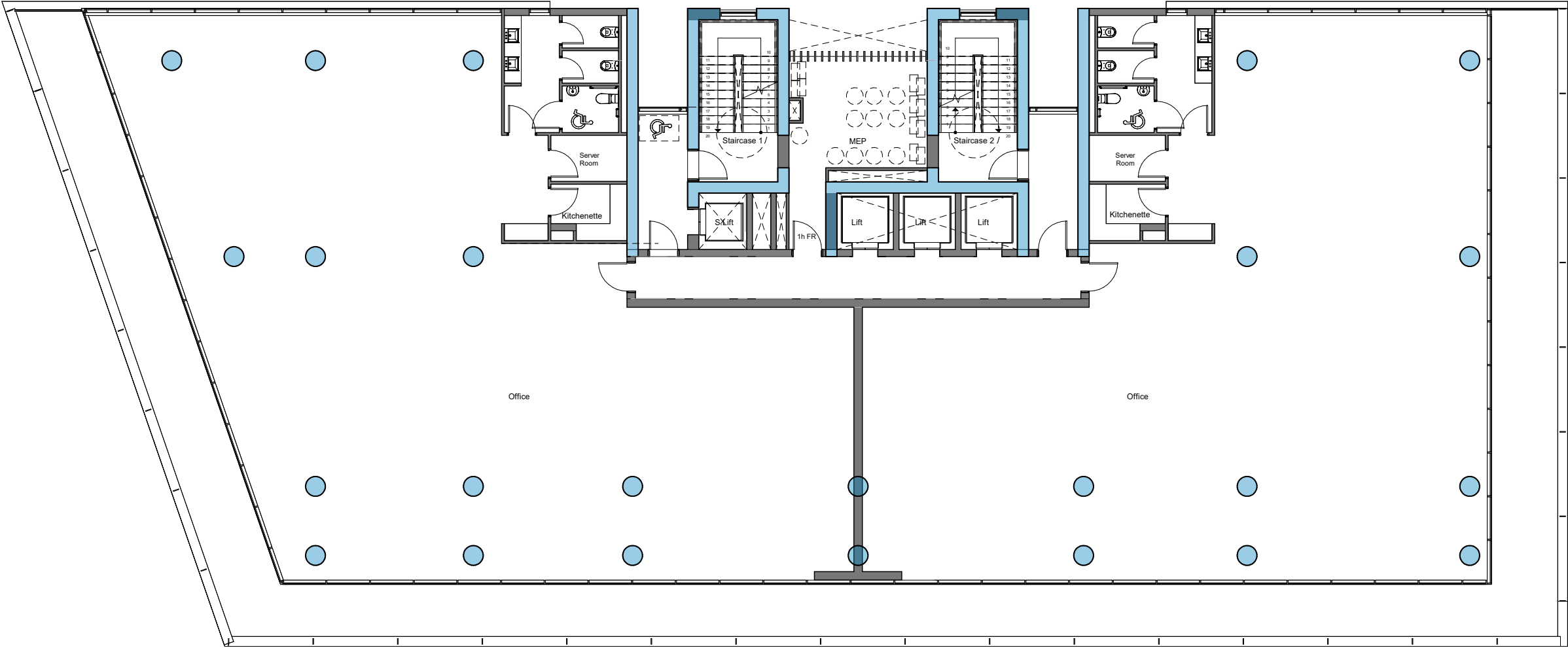
mezzanine



UNIT NO	A001 Mezzanine	A002 Mezzanine
	171.80 m ² total area	128.60 m ² total area



typical floor plan



UNIT NO

A201

513.90 m²
total area

A301

513.90 m²
total area

A401

513.90 m²
total area

A202

486.50 m²
total area

A302

486.50 m²
total area

A402

486.50 m²
total area

UNIT NO

A601

513.90 m²
total area

A701

513.90 m²
total area

A801

513.90 m²
total area

A602

486.50 m²
total area

A702

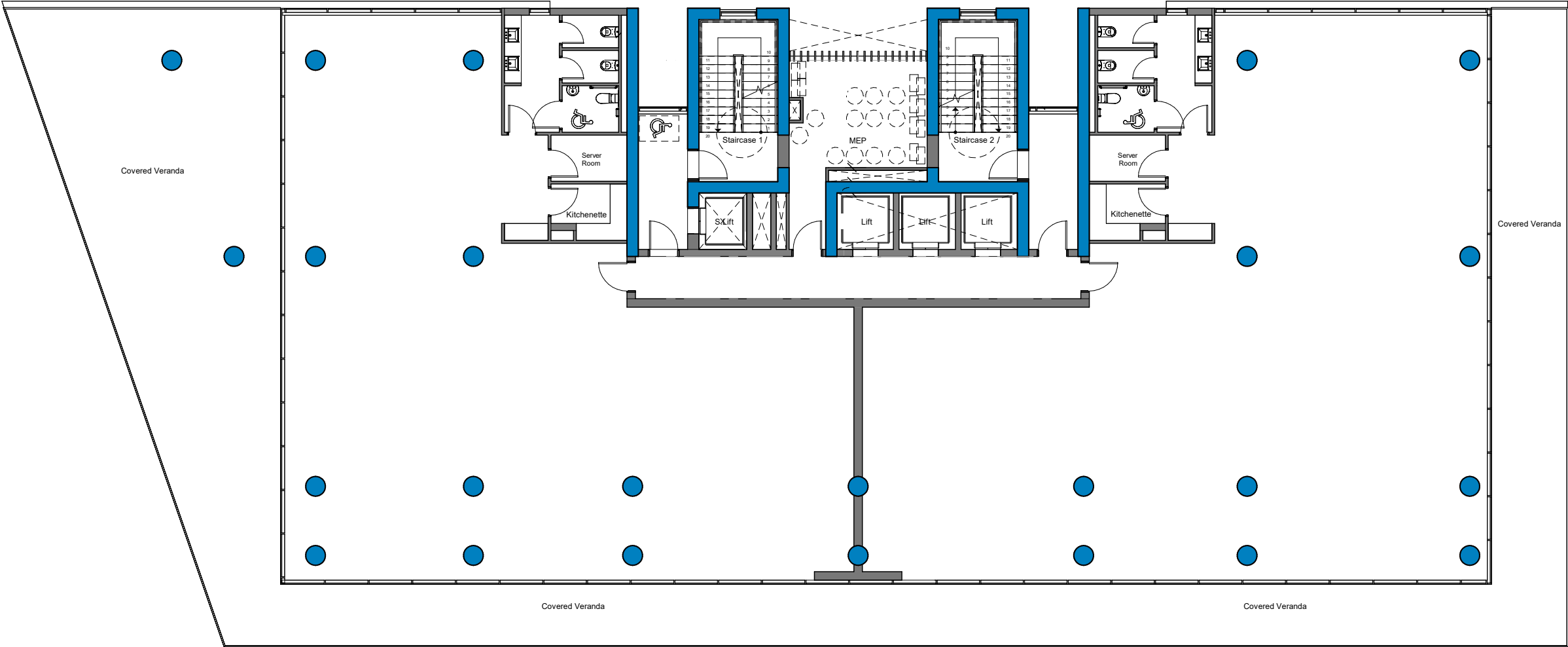
486.50 m²
total area

A802

486.50 m²
total area



5th floor plan



UNIT NO	A501
	515.30 m ² total area
	A502
	487.80 m ² total area





signature finishes

shell & core

Design your future workspace according to your needs and vision.

common areas

- Ceramic tile walls and floors in the restrooms
- Ceramic tile floors in the common areas and verandas
- High-standard sanitary ware from European brands in common areas and restrooms
- Plumbing drainage, with hot and cold water in high-pressure pipes and an instant heater included
- High-standard switches, sockets, and other electrical accessories from European brands in the common areas and restrooms
- No loose furniture is included
- Keypad intercom at the lobby main entrance door

offices

- Shell & core finishings of the office spaces
- Thermal aluminum doors and window frames with double glazing
- Provisions for plumbing drainage
- Provisions for sanitary ware
- No loose furniture is included
- Provisions for A/C in every office
- Provisions for electrical installations and lighting fittings

* All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras. The type of materials and colors used in the finishes may vary from the displayed images and text





