



VASILIOU MAKEDONOS

BUSINESS CENTRE



KINNIS
CONSTRUCTION & DEVELOPMENT



LIMASSOL OLD TOWN

Vassiliou Makedonos Street is part of the historical streets of Cyprus and one could well say that it is the street of the stars of the island.

In the early 1900's it was home to Paul Ralli (1903-1952) an actor whom played a significant role in Hollywood's silent movies. It was the home of political social, economic and cultural life on the island.

People of Limassol at the time eloquently called it "Latin Quarter", after the well-known old artistic and historical district of Paris, for the theatrical performances that arrived from Greece.



A 5 level business centre located in the heart of Limassol, a short walk to Limassol's business shopping district and the seafront including the new Limassol Marina.

Consisting 4 levels of spacious contemporary offices with outdoor verandas, green areas, a common cafe-lounge area on the ground floor and a provision for a gym on the 5th floor.

An impressive modern styling, excellent configuration, and top-class build quality makes VASILIOU MAKEDONOS Business Centre visually attractive, offering comfort and cosy atmosphere to work.



A stylish, contemporary lobby housing two elevators for access to all floors. In the centre of the building is an internal garden with suspended bridge feature, and a communal relaxation lounge ideal for socialising.

The entire business centre is secured by remote controlled gates and all the offices have provisions for video entry-phone and alarm systems.

DISTANCE BY CAR

✈ Larnaka Airport - 40 min.
Pafos Airport - 45 min.

🚢 St. Raphael Marina - 15 min.

WALKING DISTANCE

- Molos Promenade
- Public Zoo
- Restaurants
- Cafeterias
- Anexartisias Shopping Area
- Limassol Marina
- Limassol Old Port

SPECIFCATIONS

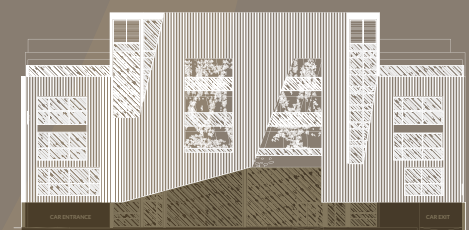
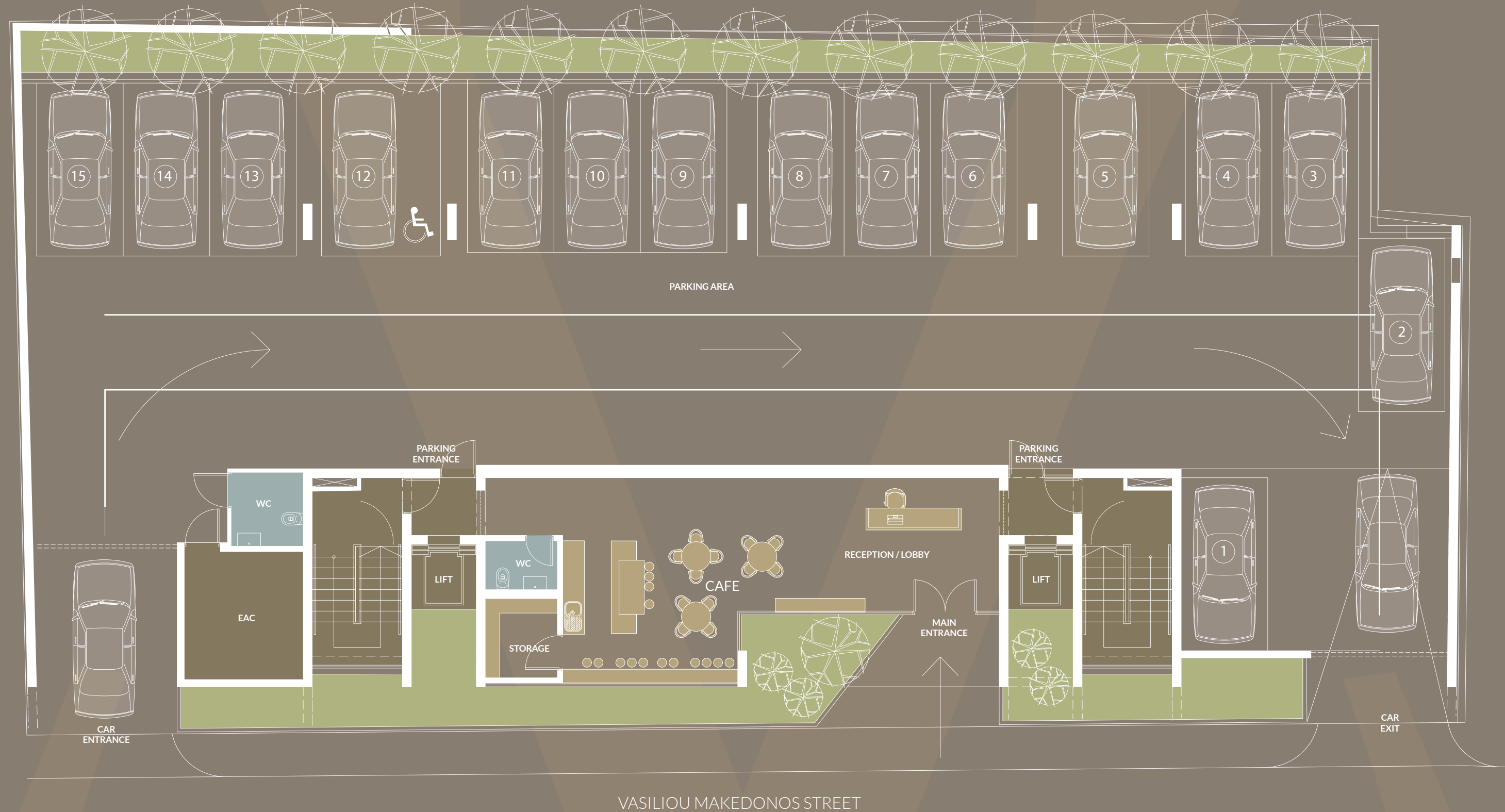
- Double Floor Height Reception with Coffee / Bar Area •
- Server Rooms •
- Raised Floor System •
- Videophone Entry System •
- CCTV Camera Common Areas •
- Access Control System Main Door •
- Remote Controlled Security Gated Car Entry •
- Fire Detectors - All Floors •
- Two Lifts / Two Stair Wells •
- Internal Garden Area on Second Floor •
- Suspended Path Ways •
- Optional Gym Area on Level 5 •

PROJECT INFORMATION

Gr. Floor 75m² LOBBY / CAFE AREA / 15 COVERED PARKING SPACES

	OFFICE AREA	COVERED VERANDA	COMMON AREA	TOTAL COVERED AREA	GARDEN AREA
Lobby	-	-	75m²	75m²	-
1st Floor	260m²	54m²	54m²	368m²	-
2nd Floor	260m²	54m²	54m²	368m²	75m²
3rd Floor	260m²	54m²	54m²	368m²	-
4th Floor	156m²	114m²	30m²	300m²	-
5th Floor StoreRoom	-	-	105m²	105m²	-
TOTAL	936m²	276m²	372m²	1,584m²	75m²





Ground Floor Lobby / Parking

Ground Floor



MULTI-STOREY
PUBLIC PARKING

LOBBY AREA - 75m²
2 ELEVATORS
2 STAIRWELLS
15 PARKING SPACES

(ALL PARKING SPACES ARE COVERED & SECURITY GATED)

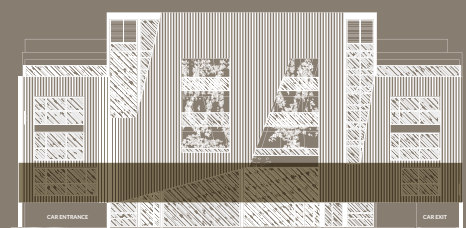
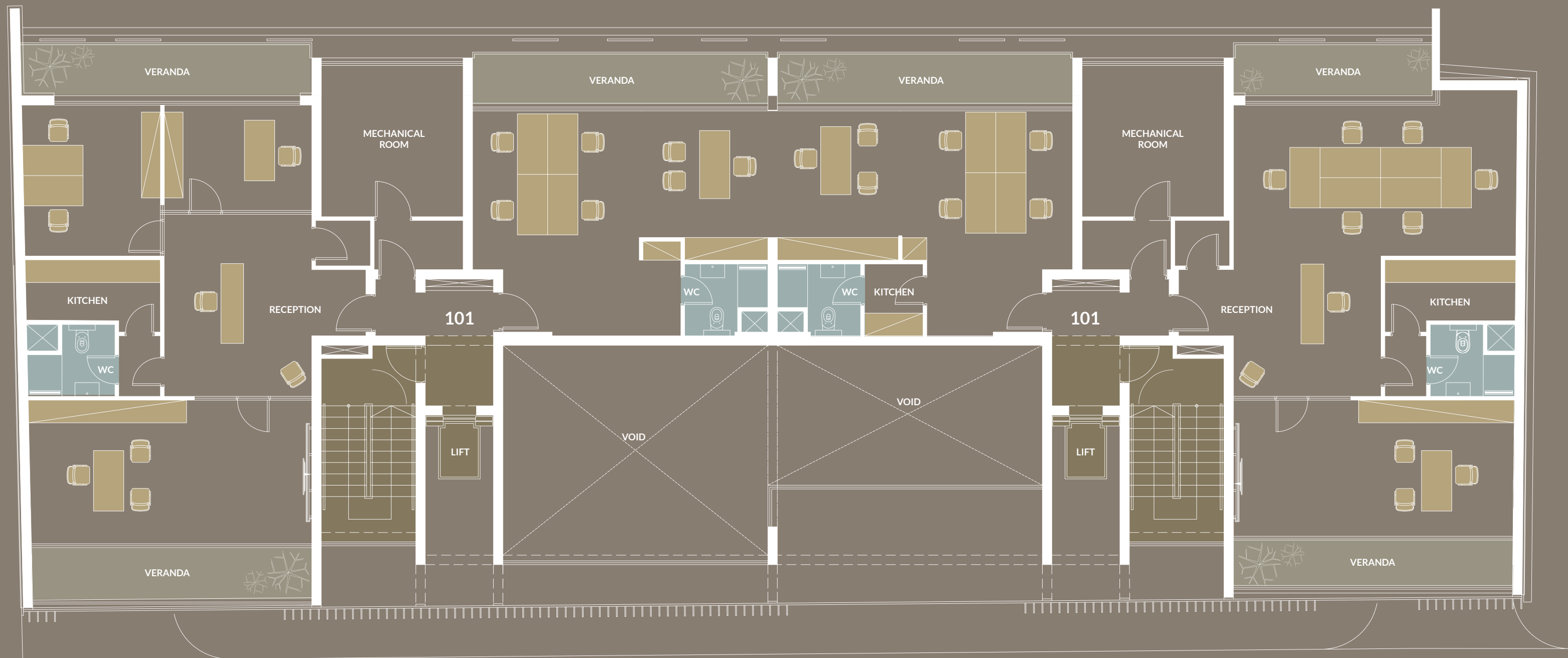




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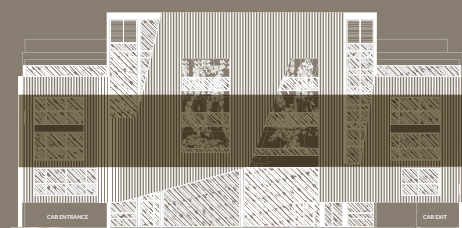
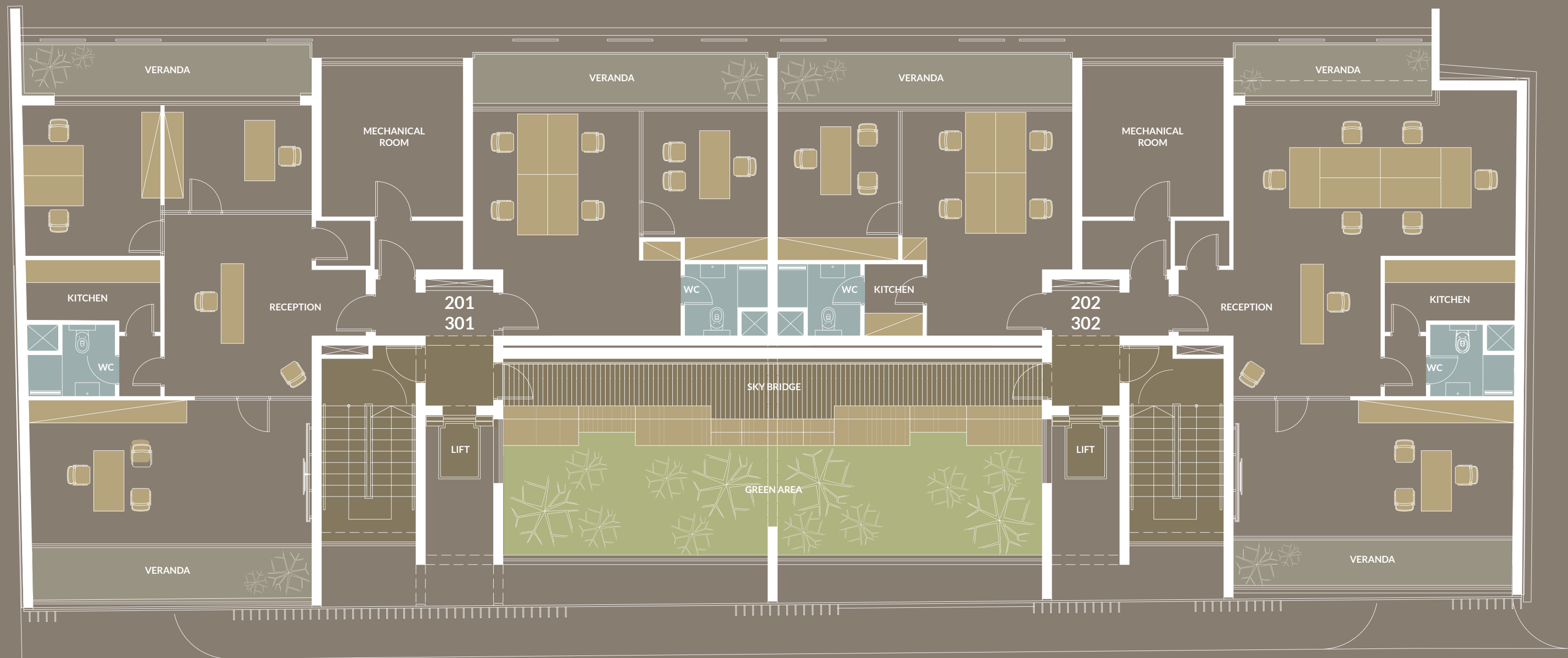


1st Floor Office

OFFICE 101

1st Floor
368m²





2nd & 3rd Floor Offices

OFFICE: 201
301

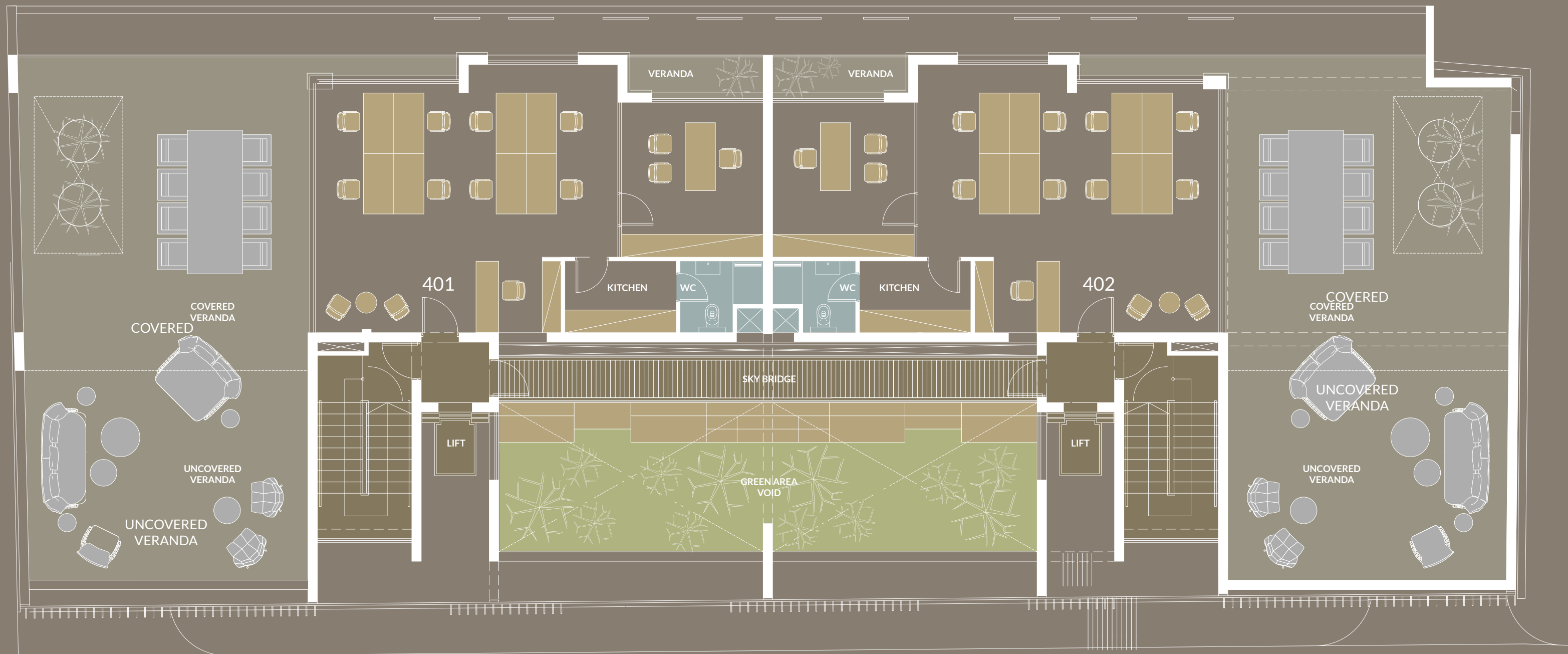
OFFICE: 202
302

2nd & 3rd Floors
368m² per floor





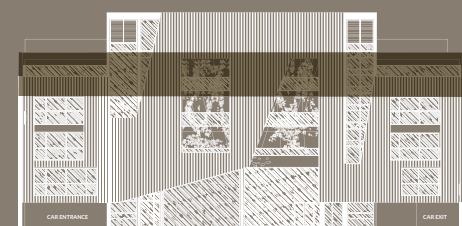
GARDEN & SKY-BRIDGE



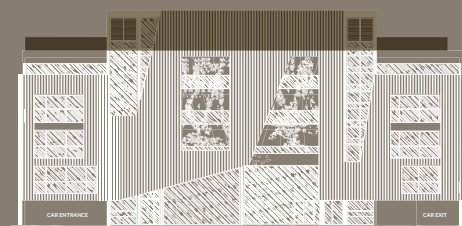
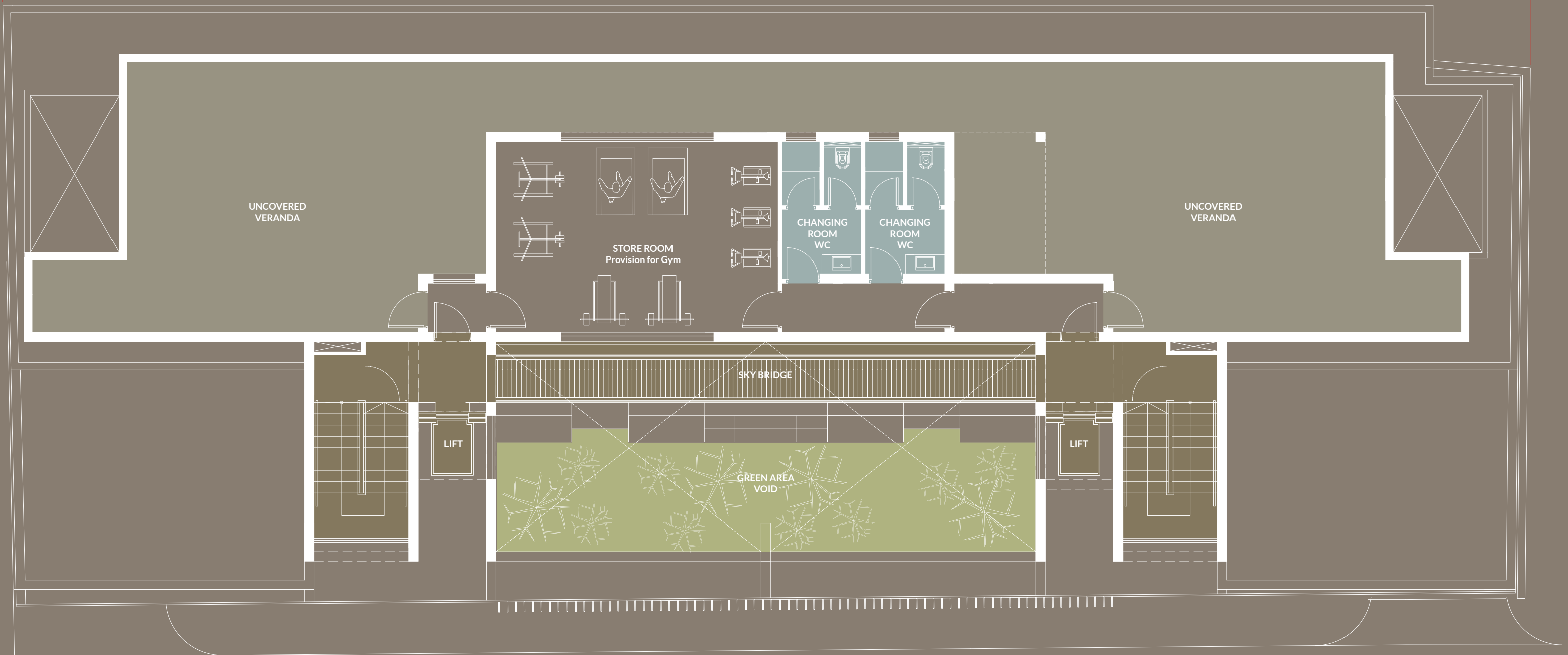
OFFICE 401

OFFICE 402

4th Floor
300m²



4th Offices



5th Floor



5th Floor
105m²

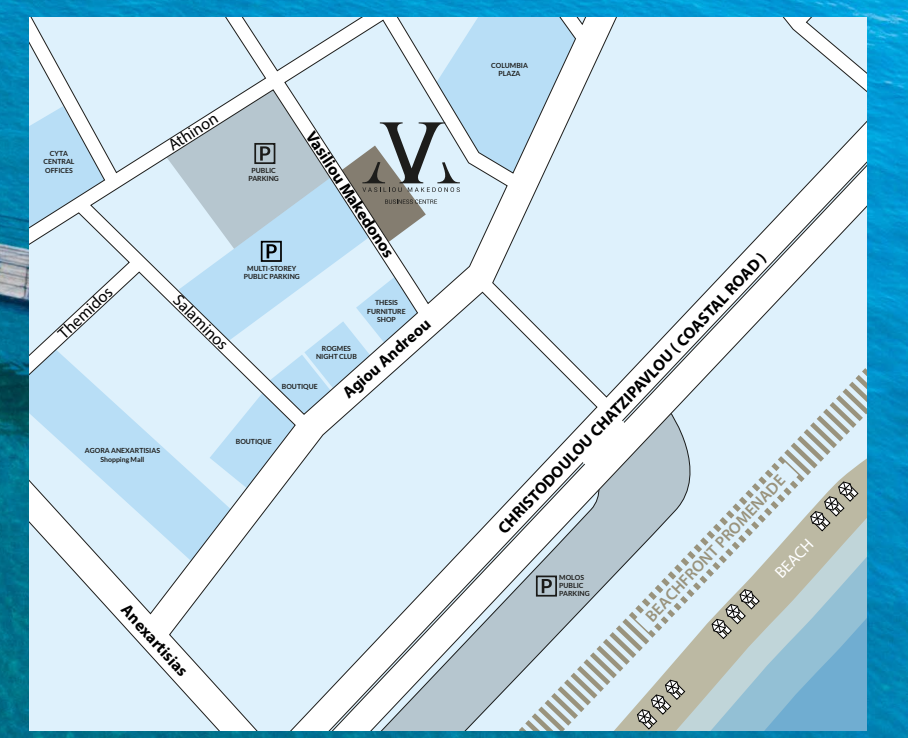




LIMASSOL is the second-largest city of Cyprus with its own biggest port in the Mediterranean, and the new marina located next to the old town, along with the high rise buildings, which are currently being constructed along the city's coast line, adding great value to Limassol's unique character. It is one of the most important tourism, trade and service-providing centres in the area.

Cosmopolitan Limassol is renowned for its long cultural tradition, offering a wide spectrum of activities, from museums and archaeological sites to luxury restaurants and fashionable boutiques.

Combine that with easy transportation, an unmatched business and financial hub and a year-round tourist industry, it's no coincidence that so many businesses are located in the area.



MOLOS PROMENADE

www.kinnisgroup.com

Kinnis Property Developers is a Limassol based development company with a significant industry presence. The company offers an exceptional range of houses, apartments and commercial developments.

Through in-depth research, and using a steady and considered approach to business, the company is able to provide customers with extremely well-constructed properties, positioned in prime locations and noted for their contemporary architecture.

Our properties stand out for their up-to-the minute designs and their functionality, and are truly impressive. Projects are designed by renowned architects who successfully combine the very best materials with the latest trends in building design. Careful attention to detail and an obsession with perfection create prominent architectural masterpieces that fully meet the demands of a modern lifestyle.

Kinnis Group of Companies is a well-established property development group committed to:

- Developing properties with an emphasis on quality, design, comfort and value for money.
- Consistently meeting customer demands and exceeding their expectations.
- Striving to build homes that really do improve the way of life for owners.

DISCLAIMER

The contents of this brochure are purely conceptual and do not form any part of a sales contract and have no legal binding on us. While we endeavour to portray the development accurately, we reserve the right to amend the layout plans, number of floors & units, elevation, colour scheme, specifications and amenities, etc. without notice. E&OE

OUR CONSULTANTS

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& A S S O C I A T E S
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CIVIL ENGINEER CONSULTANTS
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PYXEL  pyxelstudios.com
DESIGN CONSULTANTS

OUR VALUES

We believe that in order to make a difference, our work must be conducted with integrity and transparency – only in this way will our customers get maximum satisfaction.

We constantly aim to deliver excellence, and are passionate about quality at every touch point.

We strive to achieve our goals through hard work, personal dedication and mutual respect.

OUR AIM

Our key aim is to always offer houses and apartments that are built to the highest standards. To us quality is not just a word, it's a way of life, and every aspect of the design and construction process is quality driven.

Buying a home is not something that happens many times during a lifetime. So buyers need to be confident and assured. That's why we will assist at every stage... we'll help find the most appropriate location, style and configuration – and in many cases we can tailor a home to suit individual needs.

We carefully select the most appropriate plots and locations to develop our properties, and design buildings that are distinctive, yet blend sympathetically with their environment – turning innovative and creative thinking into reality.

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