

An architectural rendering of a modern, multi-story glass skyscraper named Martingale Plaza. The building is illuminated from within, showing office spaces with people working. The sky is a deep twilight blue. In the foreground, there's a road with a few cars and some palm trees on the right side.

Martingale
PLAZA

EARLY COMMITMENT PRICE LIST

+357 95 995 777

www.linopetra.com

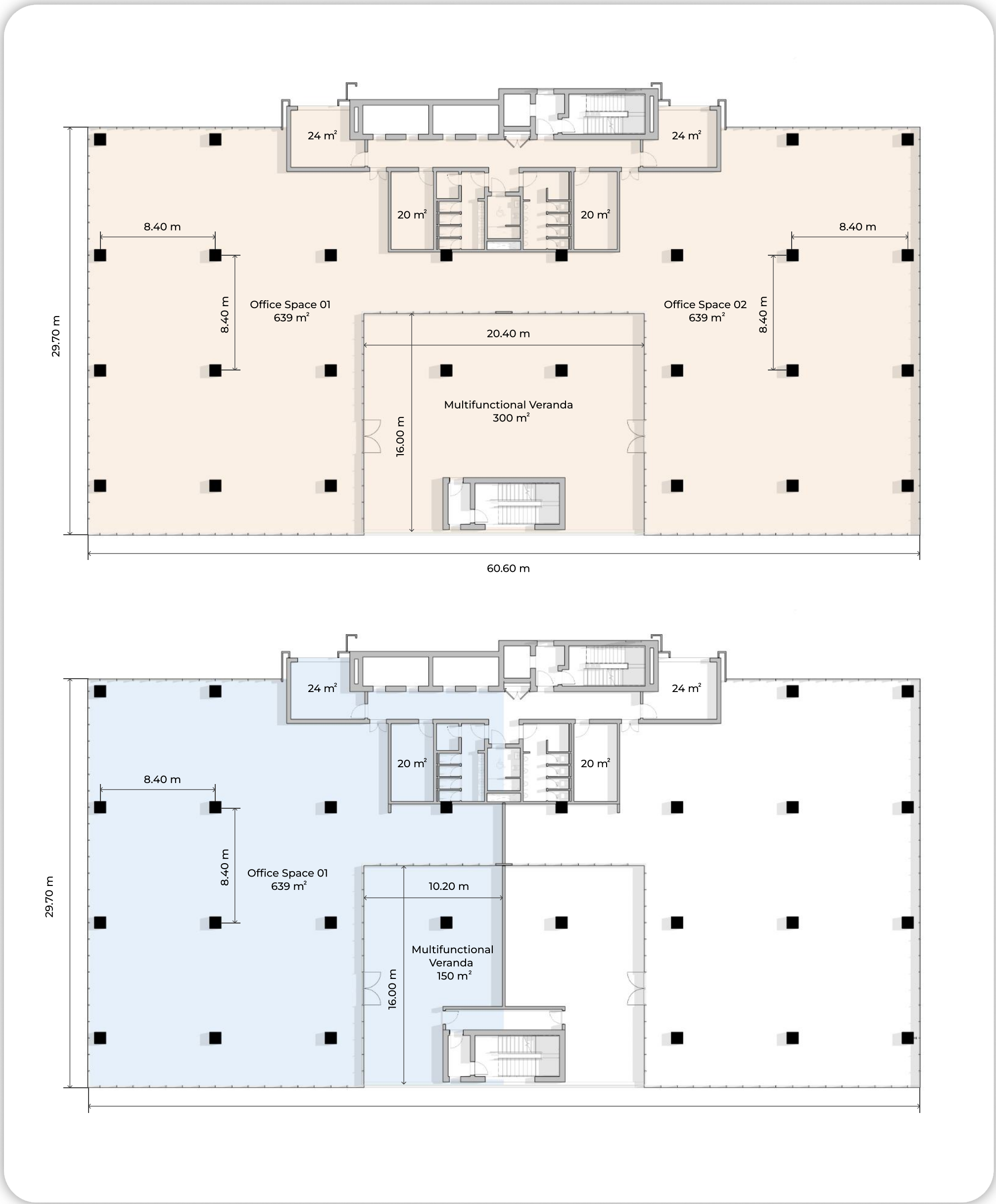
office@linopetra.com

Office lots

Floor	Full floor/ Half floor	Total rental area, m ²	Monthly rate, €	Rate per m ²
6 th	Full	1,771	106,260	60
	Half	885.5	57,558	65
5 th	Full	1,771	101,833	57.5
	Half	885.5	55,344	62.5
4 th	Full	1,771	97,405	55
	Half	885.5	53,130	60
3 rd	Full	1,771	92,978	52.5
	Half	885.5	50,916	57.5
2 nd	Full	1,771	88,550	50
	Half	885.5	48,703	55

Full Floor Half Floor

*Excluding VAT



On-demand meeting spaces

MEETING ROOMS

01,02

Size

20 m²

Capacity

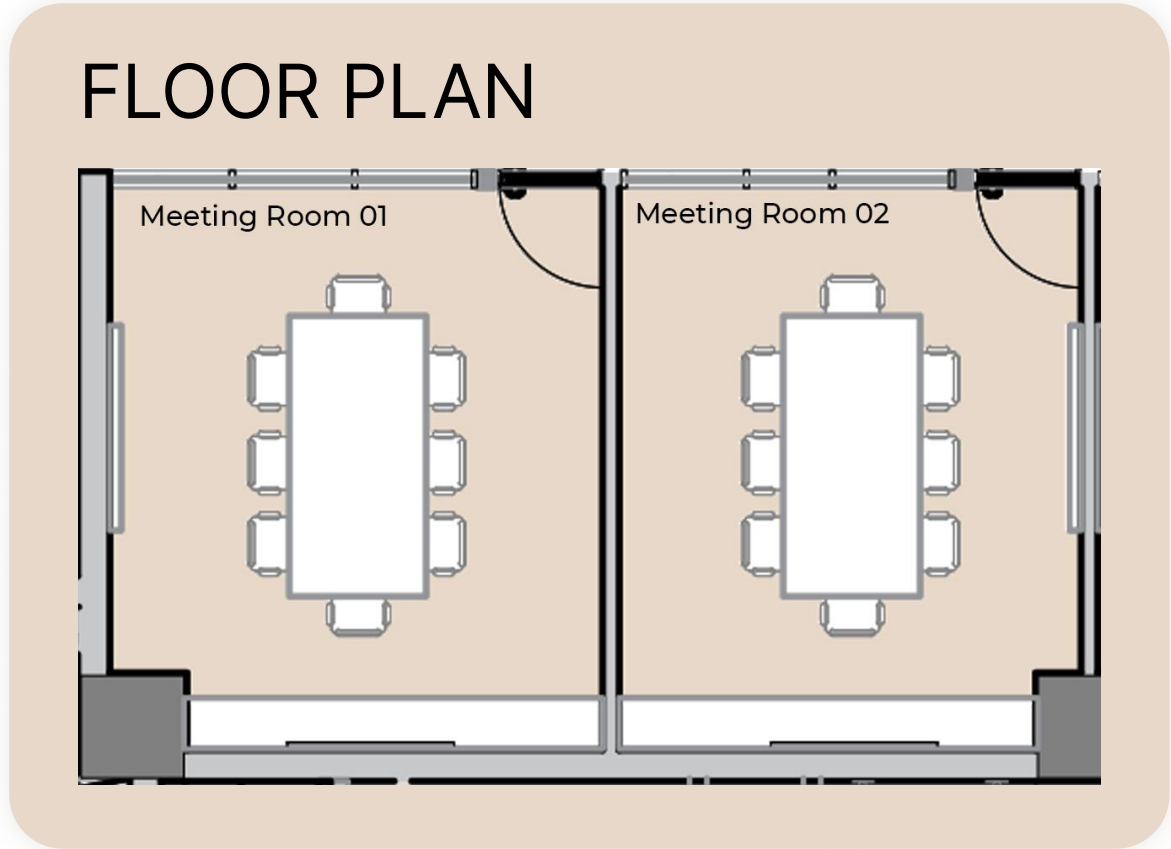
8 ppl

Rate

1 Hr

€ 40

*Terms and conditions apply



MEETING ROOM03

Size

40 m²

Capacity

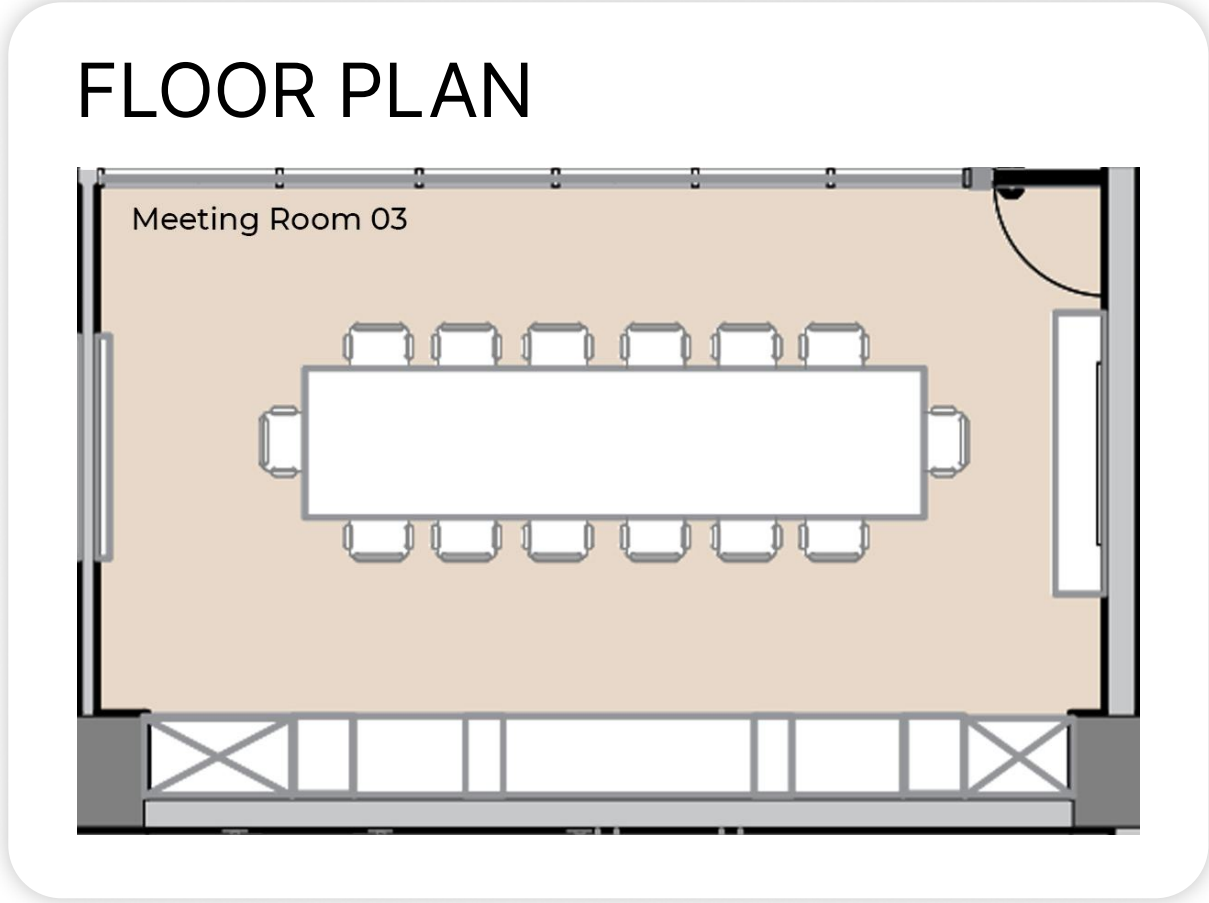
17 ppl

Rate

1 Hr

€ 80

*Terms and conditions apply



EXECUTIVE ROOM

Size60 m²

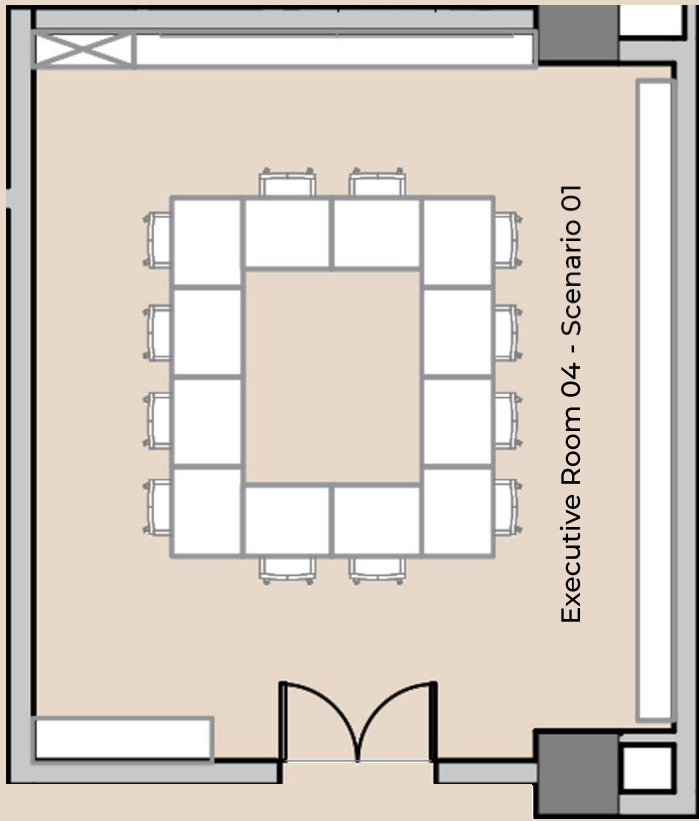
Capacity15 ppl

Rate

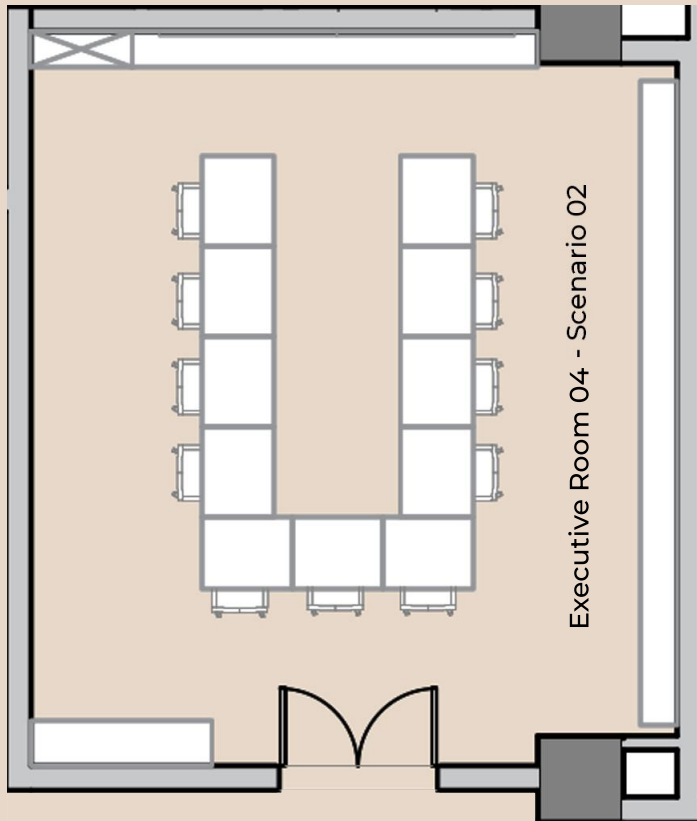
1 Hr€ 120

*Terms and conditions apply

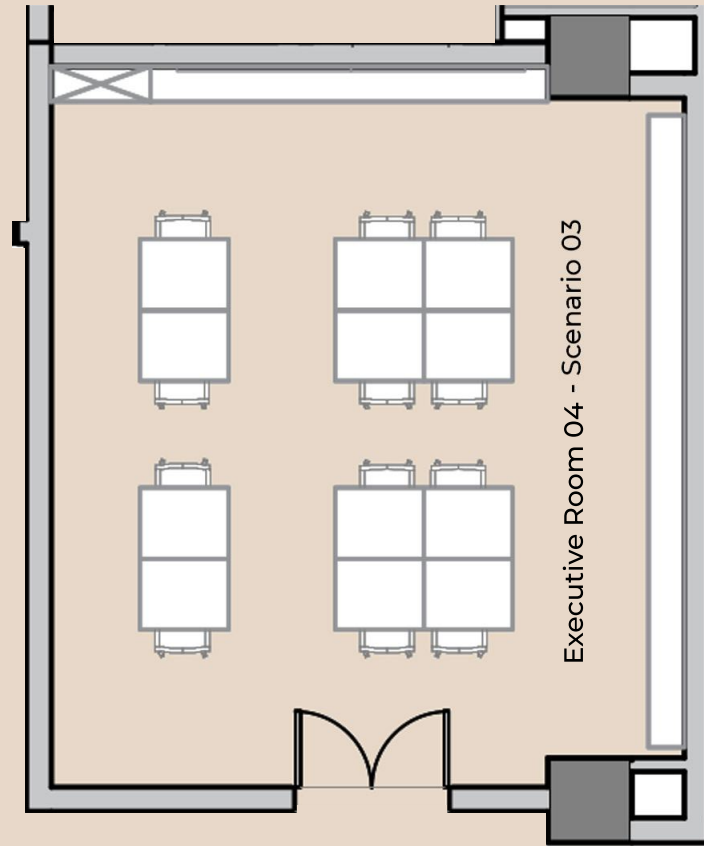
FLOOR PLAN 1



FLOOR PLAN 2



FLOOR PLAN 3



BOARDROOM

Size150 m²

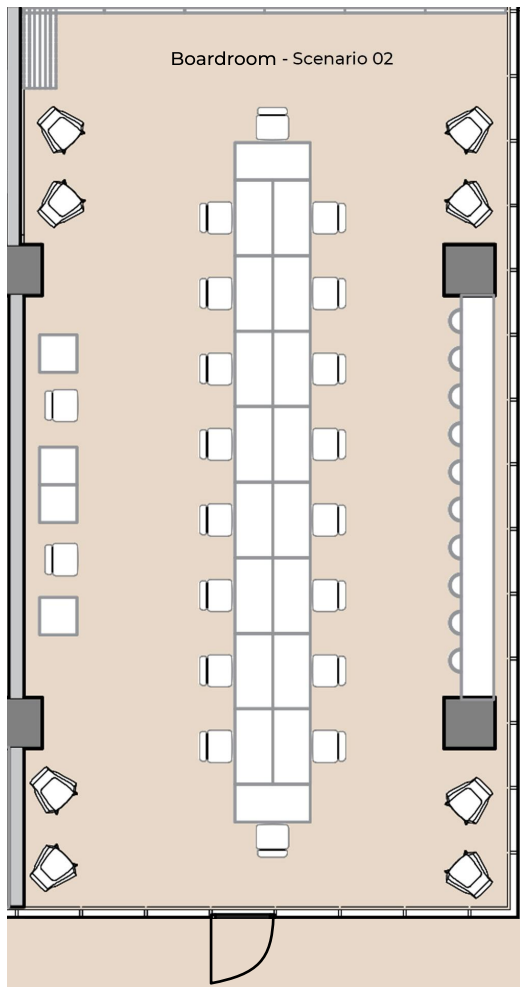
Capacity40 ppl

Rate
1 Hr€ 300

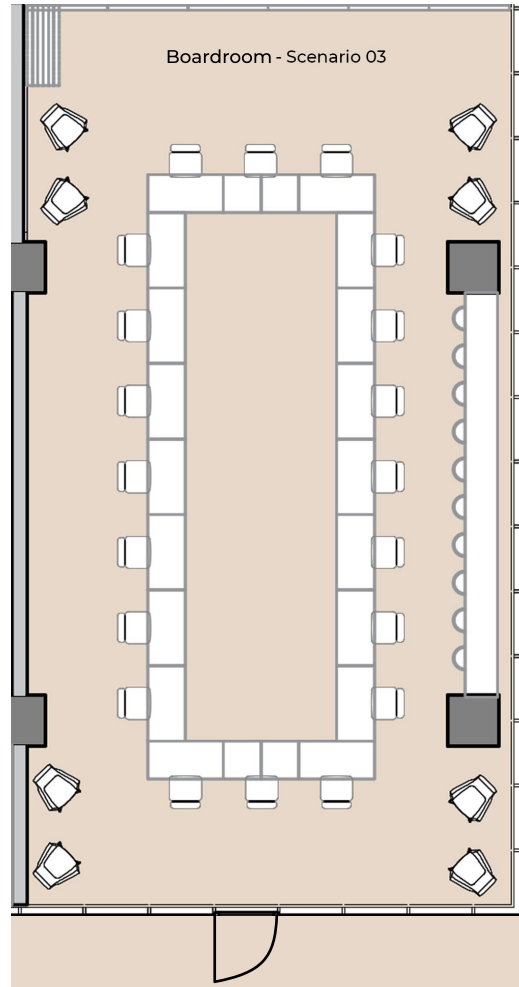
*Terms and conditions apply



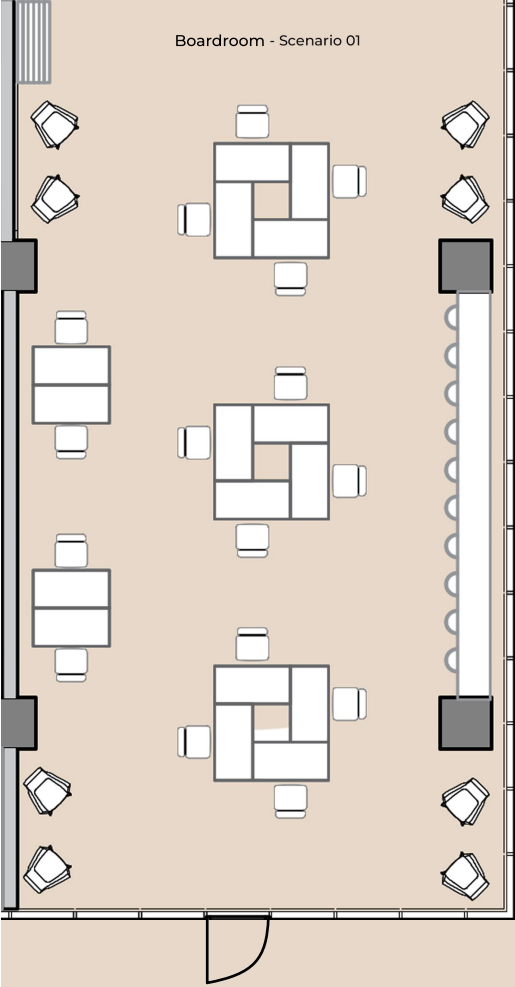
FLOOR PLAN 1



FLOOR PLAN 2



FLOOR PLAN 3



CONFERENCE ROOM

Size 175+65 m²

Capacity 50 ppl

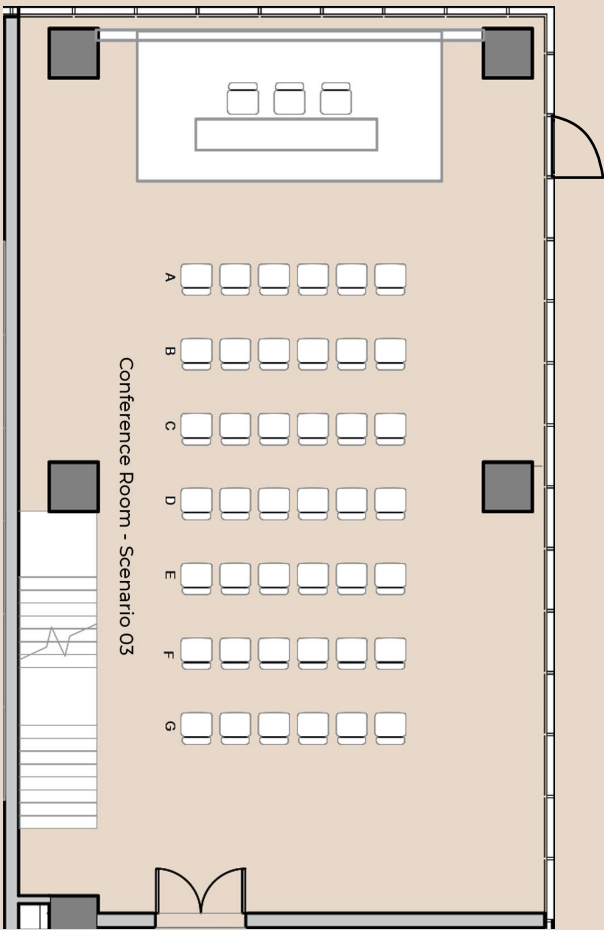
Rate

1 Hr € 480

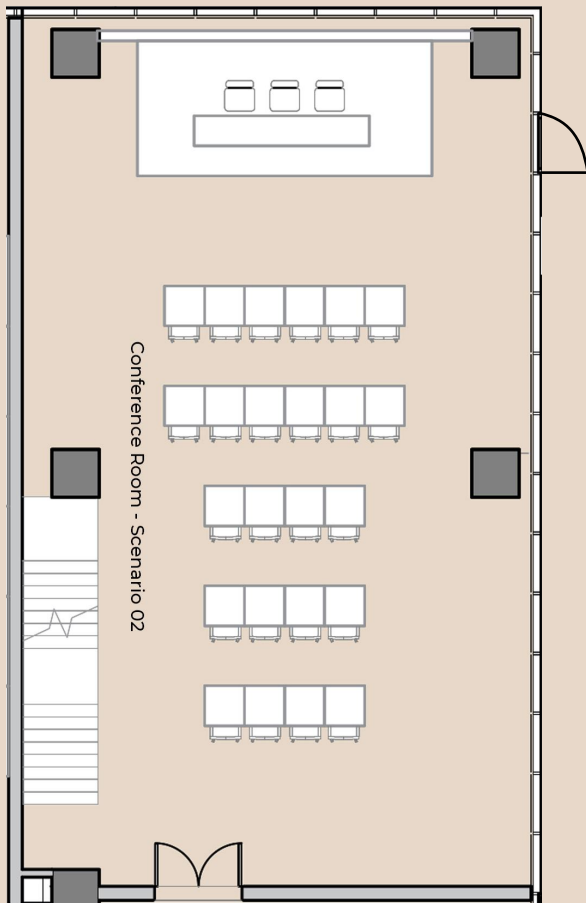
*Terms and conditions apply



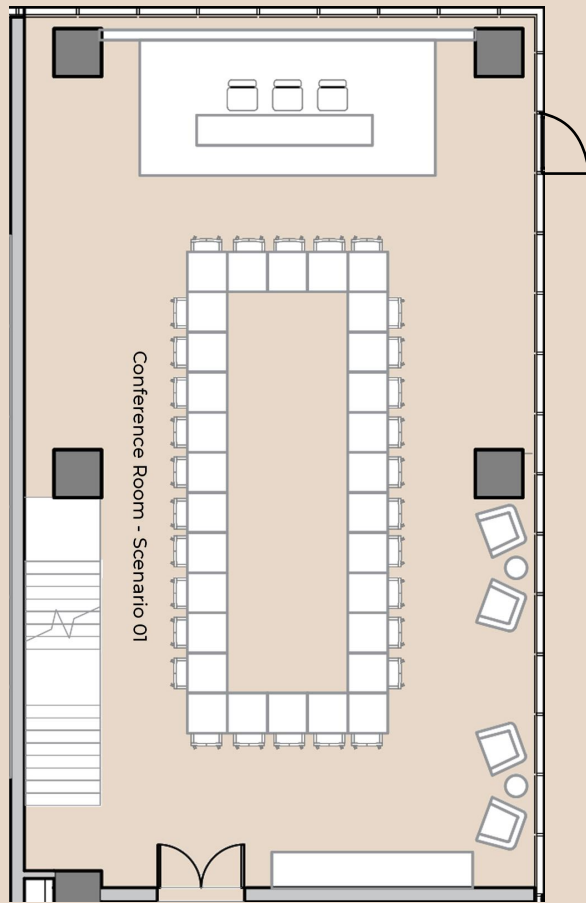
FLOOR PLAN 1



FLOOR PLAN 2



FLOOR PLAN 3



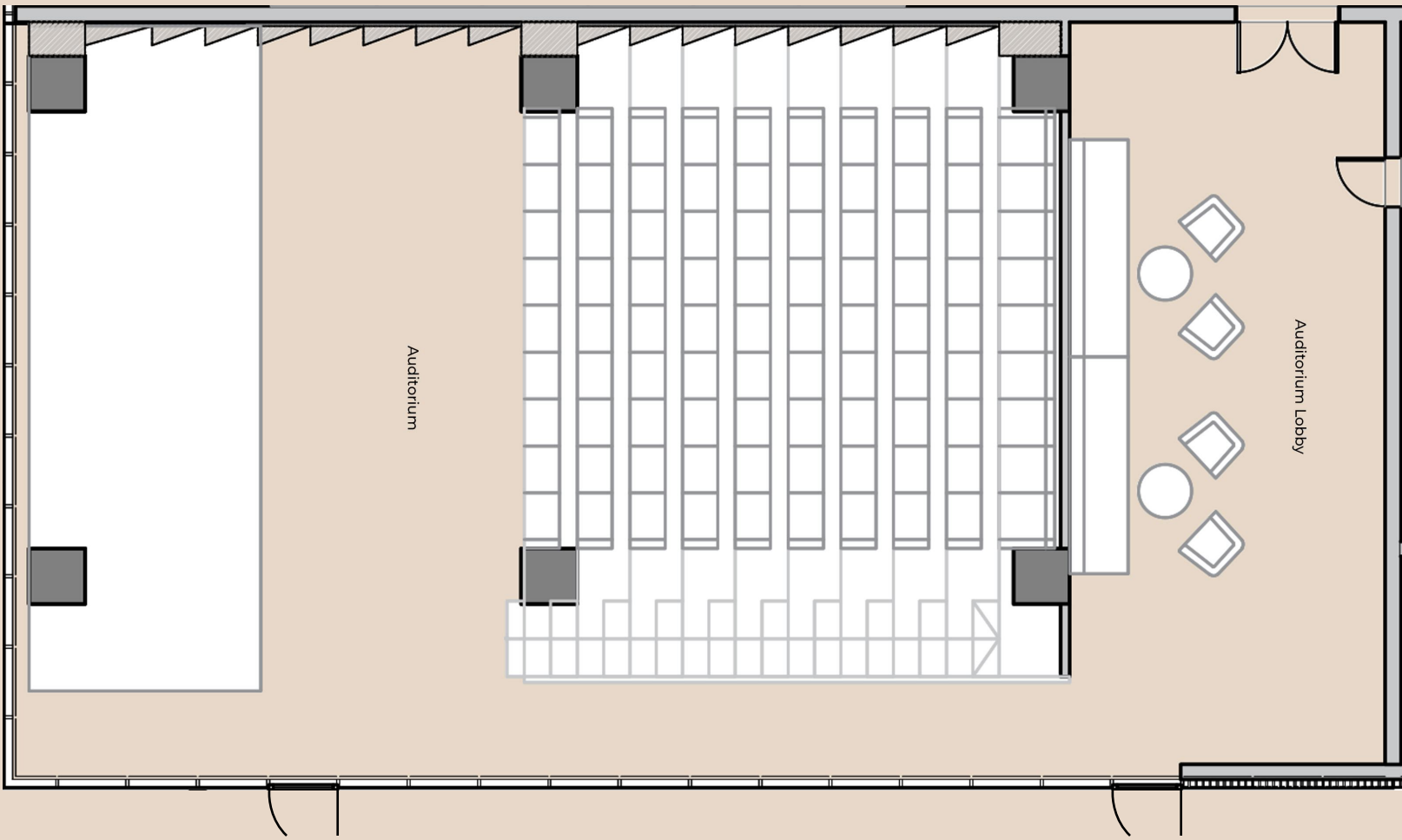
AUDITORIUM

Size	300 m ²
Capacity	100 ppl

Rate	
1 Hr	€ 600

*Terms and conditions apply

FLOOR PLAN



Amenities & Facilities

GYM

Membership Rate

1 month	€ 95
12 month	€ 950



PARKING SPACE

365 Lots

Covered/uncovered/
accessible/EV charging space

€ 5 /day

*€10 to add a new license plate to the system

Motobike/bicycle/scooter

Free of charge



PODCAST ROOM

Size	25 m ²
Rate	€ 200 /hour



STORAGE ROOMS

35 units

Size	10-45 m ²
Rate	€ 5 /m ² /month



Common expenses

EXPENSE CATEGORY	DESCRIPTION	PAID BY
Landscaping		Tenant
Water for irrigation		Owner
Electricity: Common Areas	Common Areas: Entrance Lobby, GF external areas, Parking, Fire Escapes, Facade, Lift Lobbies, Waste Management Areas, Delivery Area and Delivery Bay.	Tenant
Cleaning/maintenance of Common Areas		Tenant
Cleaning/maintenance of Amenities & Facilities	Amenities & Facilities: Gym, Cafeteria, Meeting spaces, Podcast rooms.	Owner
Lift maintenance	Once per month	Tenant
PEST control	Once per month	Tenant
Operation expenses	<ul style="list-style-type: none">• Reception (weekdays 08:00-19:00),• Security 24/7• Cleaners (weekdays 07:00-20:00)• Maintenance person	Tenant
Management fee	15% of Total Common expenses charged to the Tenant per month	Tenant
Preventive maintenance and repairs of engineering systems	<ul style="list-style-type: none">• Fire safety system• HVAC, VRF• CCTV	Tenant
Building Insurance	Fire, All Perils, Third Party Liability Insurance for common areas only	Owner
Content Insurance	Inside rented office: Fire and Other Perils, cover for Public liability	Tenant
Building Reserve Fund		Owner
Taxes	Immovable Property Tax, Defence tax	Owner
Sewage charges	Municipality charge	Tenant
Waste collection charges	Charge per wheelie bin	Tenant

A photograph of a modern glass skyscraper at night, with interior lights glowing through the windows. The building is surrounded by trees and streetlights. The sky is dark with a hint of sunset or sunrise. The text 'Martingale PLAZA' is overlaid in a large, white, cursive font. Below it, the word 'PLAZA' is in a smaller, white, sans-serif font. Further down, the words 'Thank you' are in a white, sans-serif font. At the bottom of the image, there are three lines of text: a phone number, a website URL, and an email address.

Martingale

PLAZA

Thank you

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