



CITY TOWER

LIMASSOL BUSINESS CENTER "A +" GRADE

PREMIUM HEIGHTS OF YOUR BUSINESS

“OFFICES WITH A
VIEW TO SUCCESS,
UNIQUE ATMOSPHERE AND
INDIVIDUAL OFFERS!”



Effective Solutions

The modern business center, CITY TOWER, offers an exceptional environment for work and creativity. Every aspect of the office and communal areas seamlessly blends unique interior designs with modern functionality.

The panoramic glazing ensures an abundance of natural light while providing stunning views of the Mediterranean Sea, the mountains, and the city.

The rooftop of CITY TOWER is a dedicated space for relaxation and meetings, featuring a lush garden and a recreational area for employees.





8500 m² total area
5150 m² usable area



Unique Solutions

This project offers numerous advantages and benefits that distinguish it from other proposals:

Full Functionality: The building is fully equipped for productive work, leisure, and sports, featuring a gym, cozy café, conference rooms, a stylish lobby, various sizes of presentable offices, and a guarded two-level parking facility.

High-Quality Infrastructure and Equipment: Ensuring top-notch facilities and resources.

Advanced Systems and Sustainable Design: Incorporating intelligent automation systems, energy-efficient designs, and environmentally friendly materials.

High-Speed Connectivity and Security: Providing high-speed fiber optic connections and security solutions to ensure maximum connection speeds and safety.

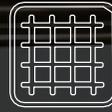
Dimensions

Floor	Area	Covered Area	Uncovered Area	Lobby + Common Area	Mechanical	Total
Parking – Level 1	1362,00			126,00	106,00	
Parking – Level 2	1147,00			107,00	131,00	
Ground Floor Shop	196,00			203,00		399,00
Mezzanine Shop	79,71	327,00		105,30		512,01
Office – Level 1	481,62		85,00	83,38		650,00
Office – Level 2	481,62			83,38		565,00
Office – Level 3	481,62			83,38		565,00
Office – Level 4	481,62			83,38		565,00
Office – Level 5	481,62			83,38		565,00
Office – Level 6	481,62			83,38		565,00
Office – Level 7	481,62			83,38		565,00
Roof Garden		194,14	300,00	83,38		577,52
					Total	5528,53

*All dimensions are in m²



11 floors



Total area
8500 m²

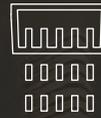


High speed elevators
Kleeman

CITY TOWER



GYM



Air conditioning
system
VRV



Two-level
underground
parking



Fast access
to motorway



City center
(Germasogeia
district)



View of the sea
and mountains

CITY TOWER



INTERIOR DESIGN

The business center is designed in the modern Open Space style, allowing for efficient use of all the available space and customizable areas tailored to the specific requirements of each project.

Recognizing that each business is unique and requires individual solutions, the center offers customizable office suites and flexible floor plans. This enables you to create a space that meets your business needs, ensuring excellent functionality and comfort.





INTERIOR DESIGN

We use primarily natural materials, soft lines, and natural colors for interior elements. The design is complemented by natural plantings and well-designed lighting solutions. Every inch of space is meticulously planned by the finest local and international interior designers.

HIGH SPEED ELEVATORS

The 11-story building is equipped with advanced KLEEMANN high-speed elevators. These low-noise, efficient elevators provide the highest level of comfort and performance.

Additionally, the elevators feature exceptional operating comfort and a unique design created specifically for the CITY TOWER business center.





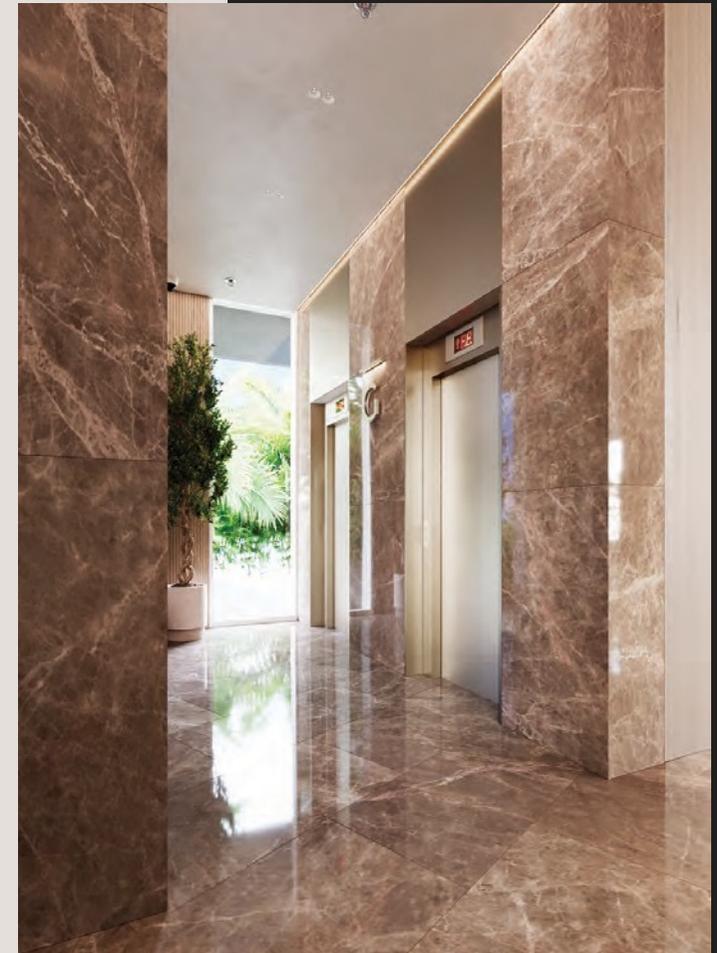
HIGH LEVEL SECURITY

Access card entry system.

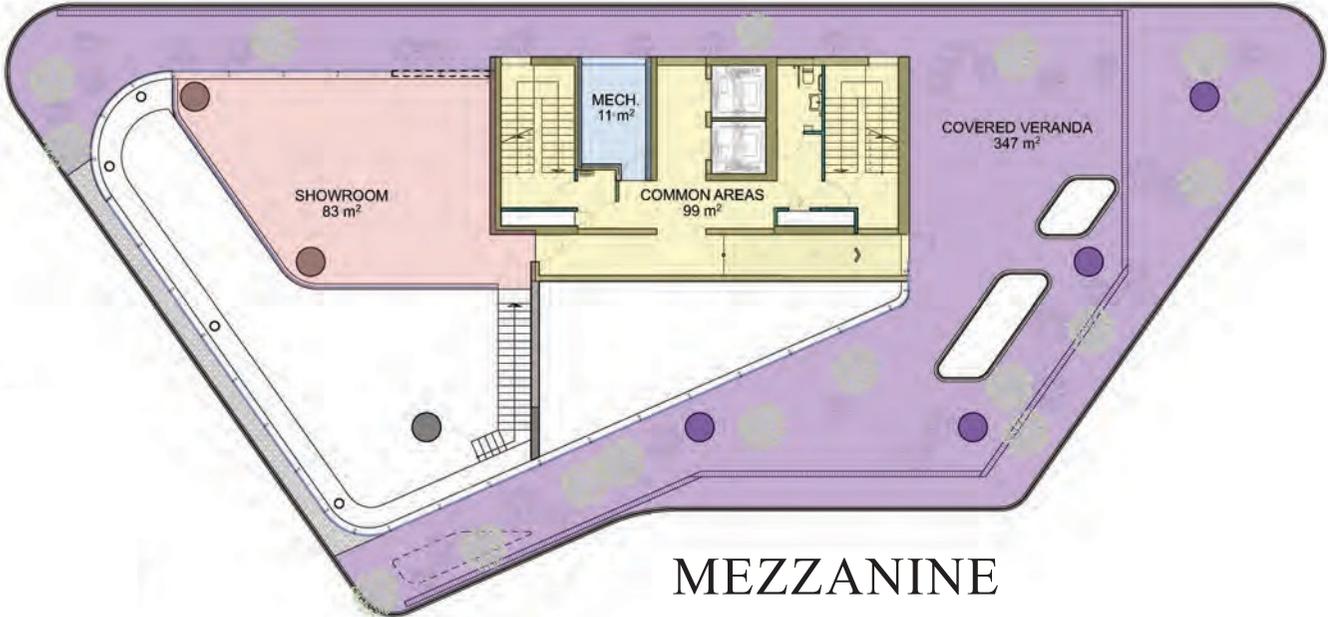
Round-the-clock monitoring of elevator cabins and their technical condition.

Programmable operational characteristics and movement schedules.

Automated reporting on elevator operations to prevent any malfunctions.

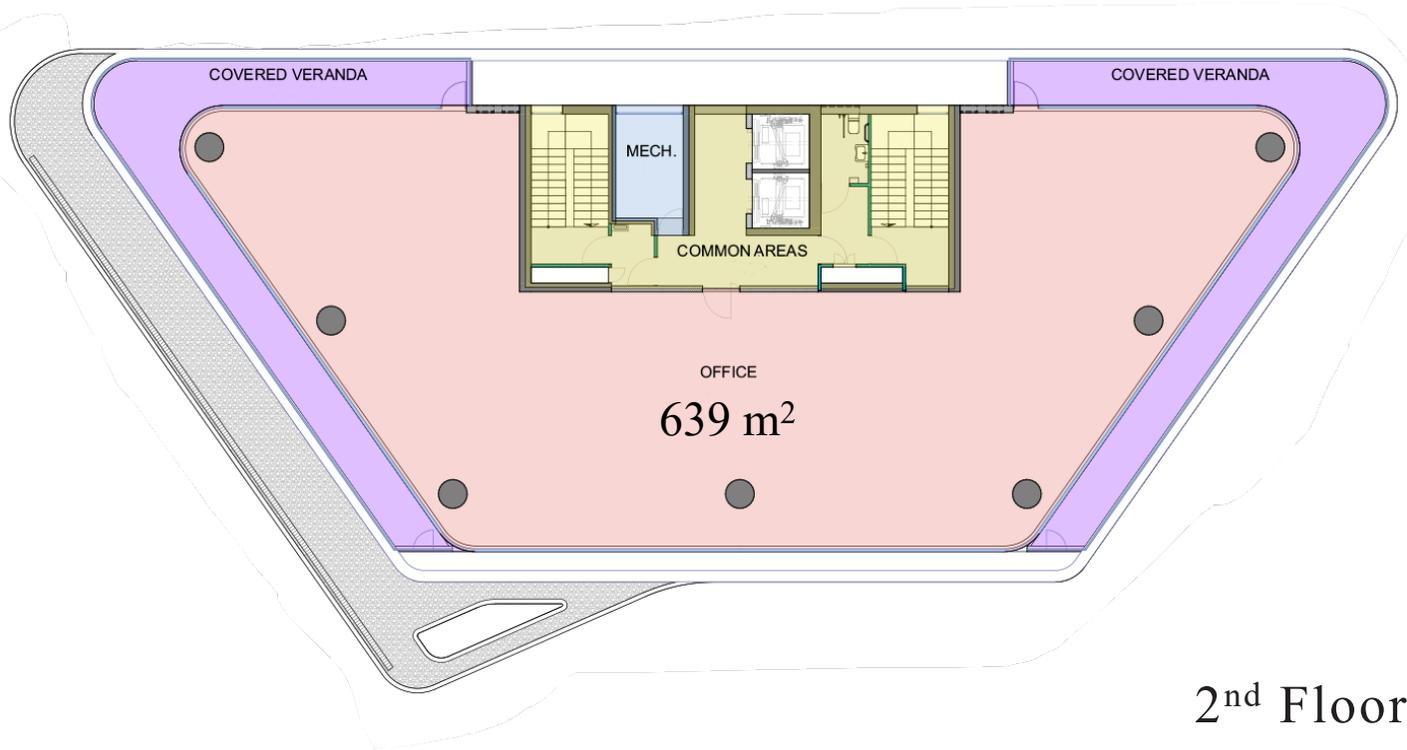


GROUND FLOOR

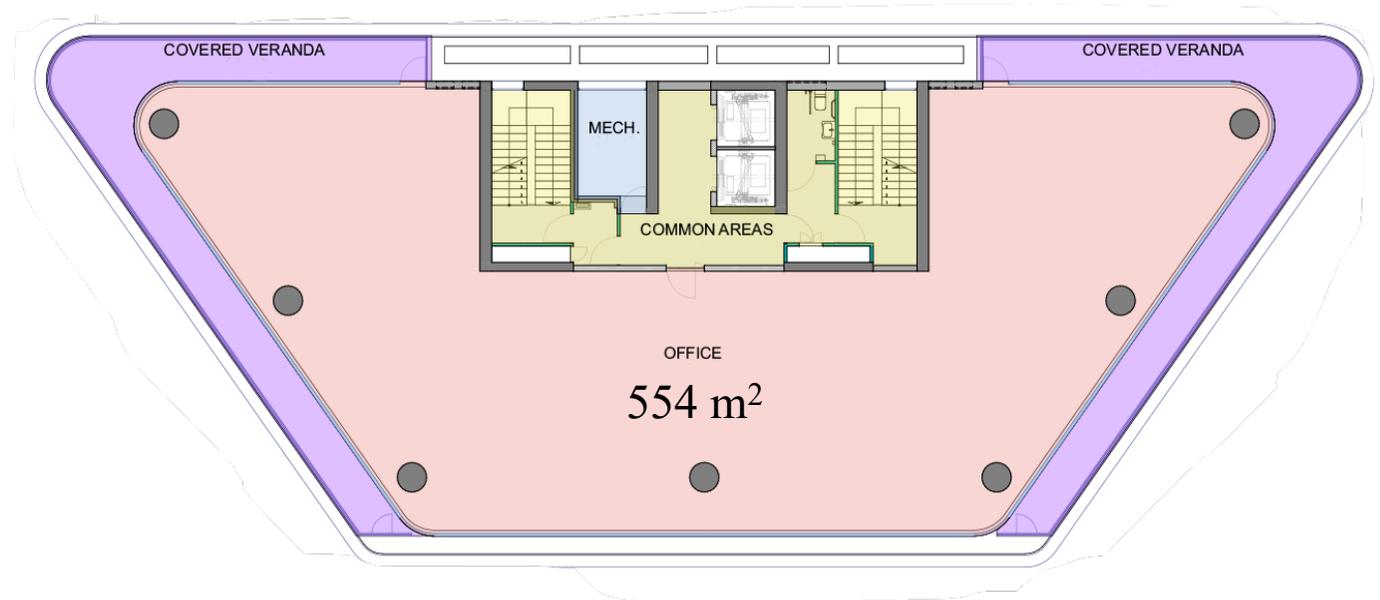


MEZZANINE

1st FLOOR



2nd Floor -6th FLOOR



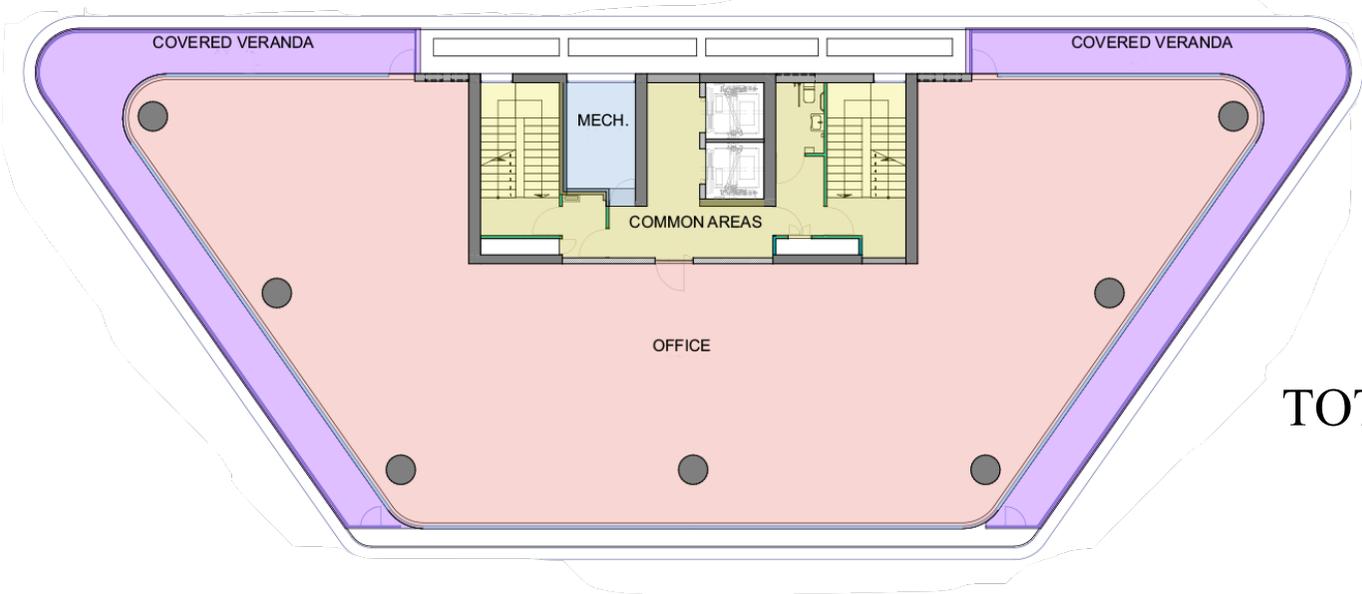
BASEMENT



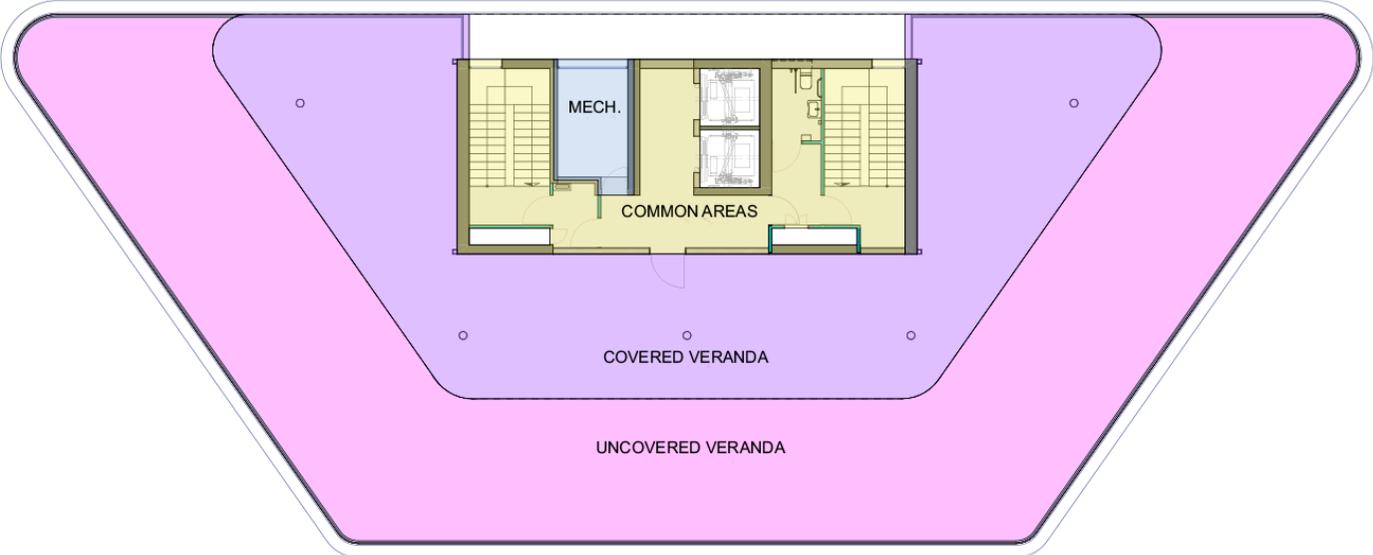
7th FLOOR

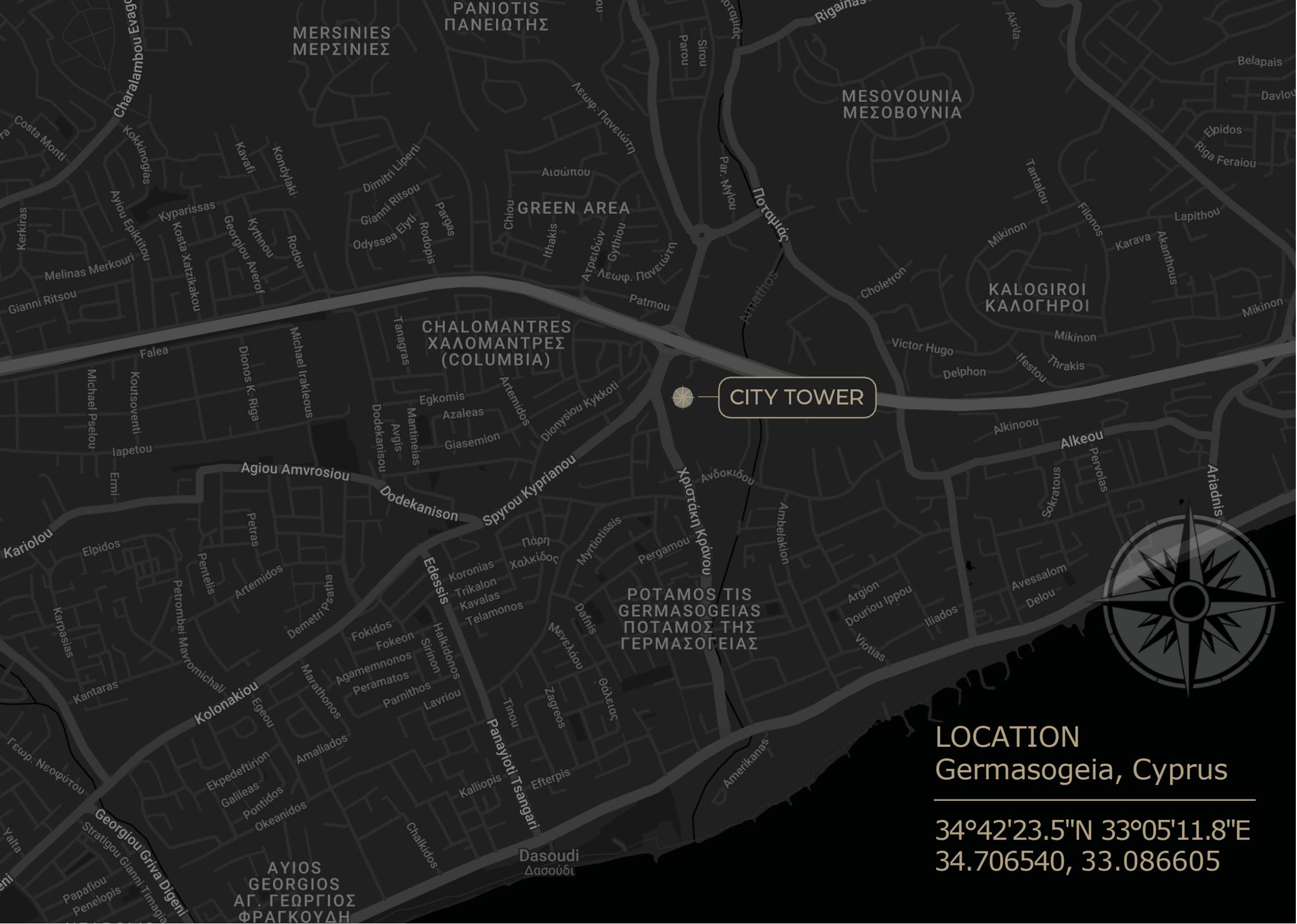
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ROOF GARDEN AREA



TOTAL USABLE AREA 1,125 m²





CITY TOWER

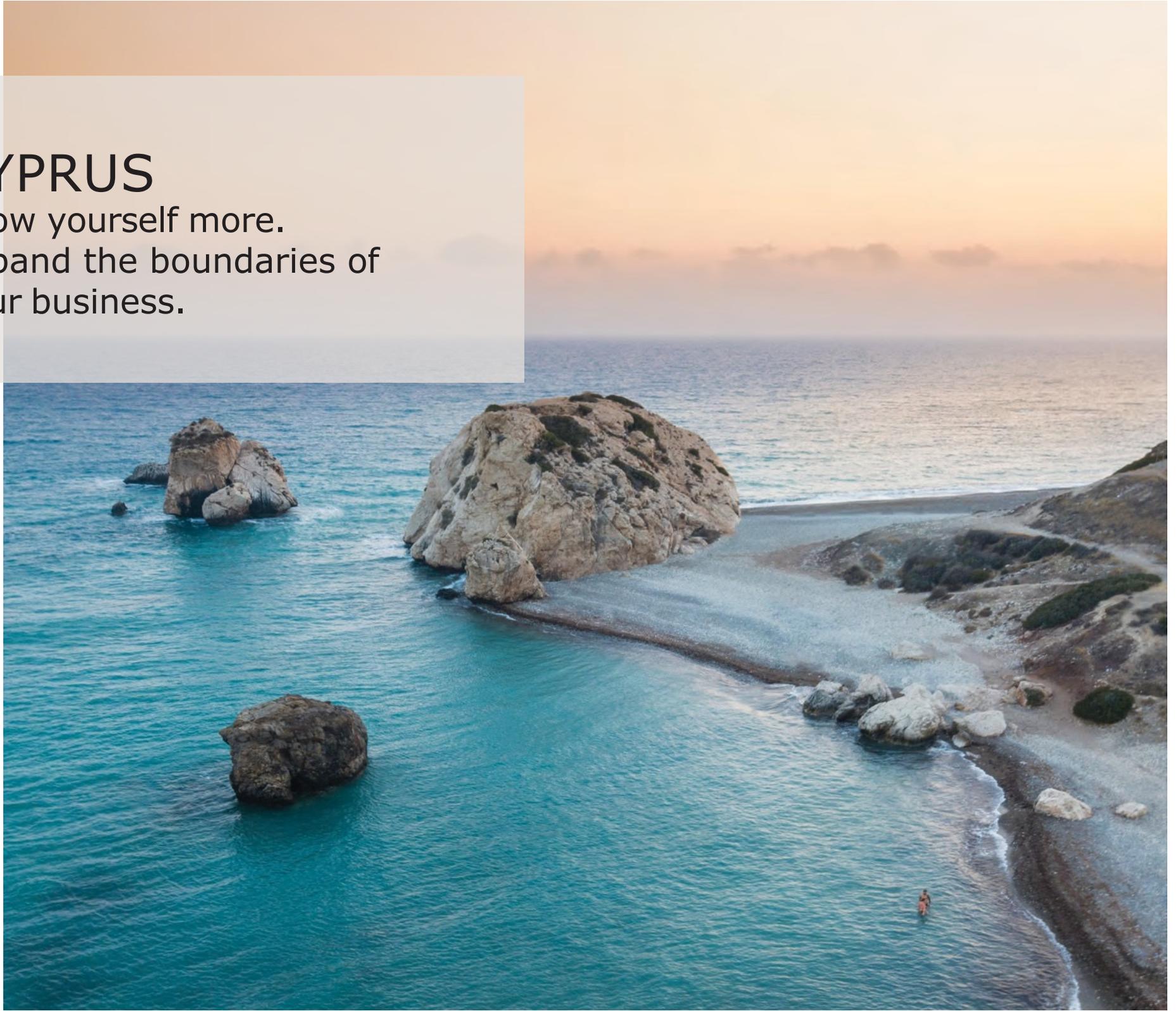


LOCATION
Germasogeia, Cyprus

34°42'23.5"N 33°05'11.8"E
34.706540, 33.086605

CYPRUS

Allow yourself more.
Expand the boundaries of
your business.

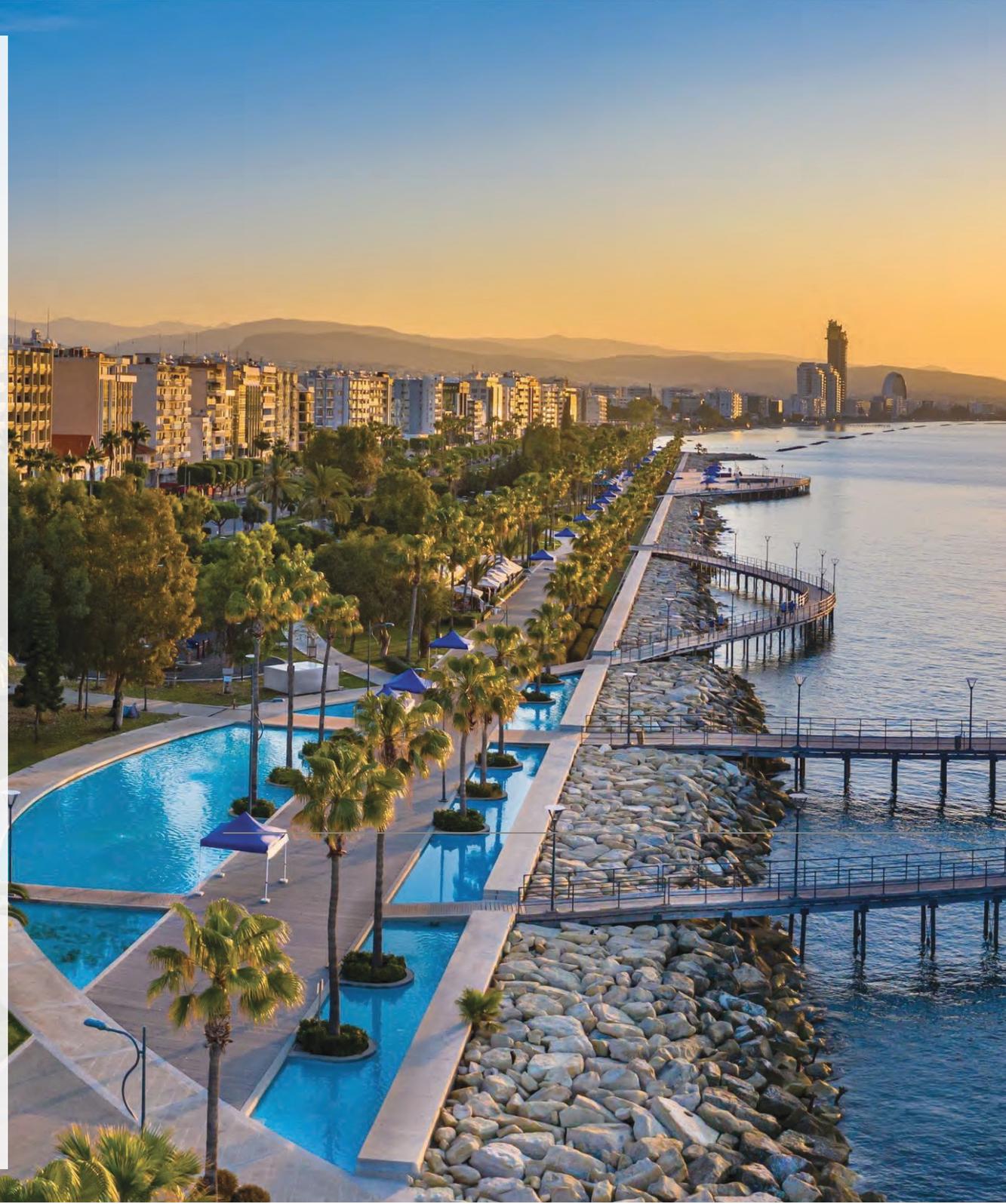


COMFORT AND COZINESS

Limassol is a city with a clean environment, located along the Mediterranean coast and surrounded by the mountain peaks of Cyprus.

As the largest port in the region, it attracts both novice and experienced business-people. A distinctive feature of Limassol is its low crime rate, making it a pleasant place to live and work.

Everything in Limassol meets the high expectations of the most discerning guests.



BEST BUSINESS OPPORTUNITIES

The combination of a comfortable environment, excellent business opportunities, and a supportive policy creates ideal conditions for the development of any project.

Limassol offers secure investments and favorable growth conditions.

Cyprus has evolved from being an "offshore zone" to becoming an attractive region for businesspeople and entrepreneurs from around the world.

It provides special tax conditions that enable you to conduct business honestly, openly, and with strong potential for growth.



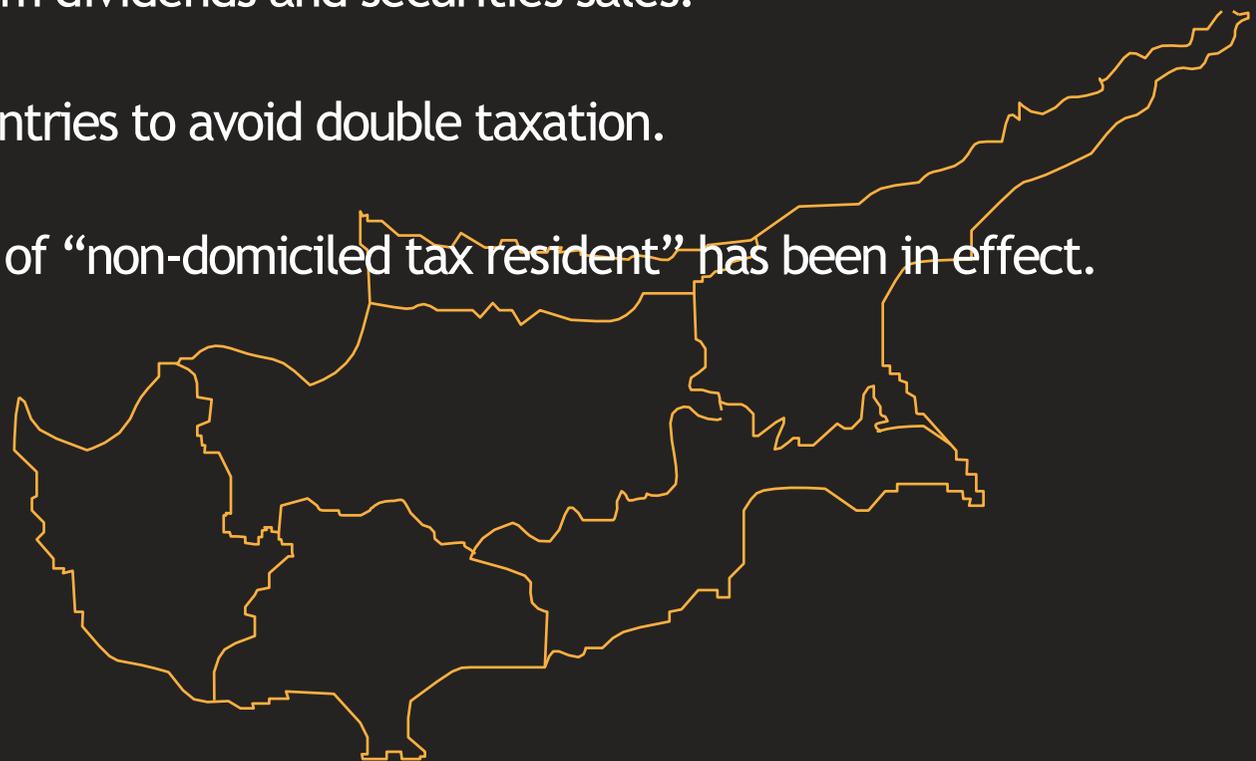
The legal system in Cyprus is based on English Common Law and features a favorable taxation system, with one of the lowest rates in the EU at 12.5%.

For companies that create intellectual property, the IP BOX regime allows income tax reduction from 12.5% to 2.5%. This unique opportunity within the EU has contributed to Cyprus becoming a major IT center.

Certain transactions are exempt from tax, including mergers and reorganizations of companies, exchange and transfer of shares, sale of assets, sale of securities, property tax, inheritance tax, and profits from dividends and securities sales.

Cyprus has agreements with 62 countries to avoid double taxation.

Additionally, since 2015, the status of “non-domiciled tax resident” has been in effect.



THANK YOU

