



A STRIKING ARCHITECTURAL LANDMARK
IN THE HEART OF THE CITY

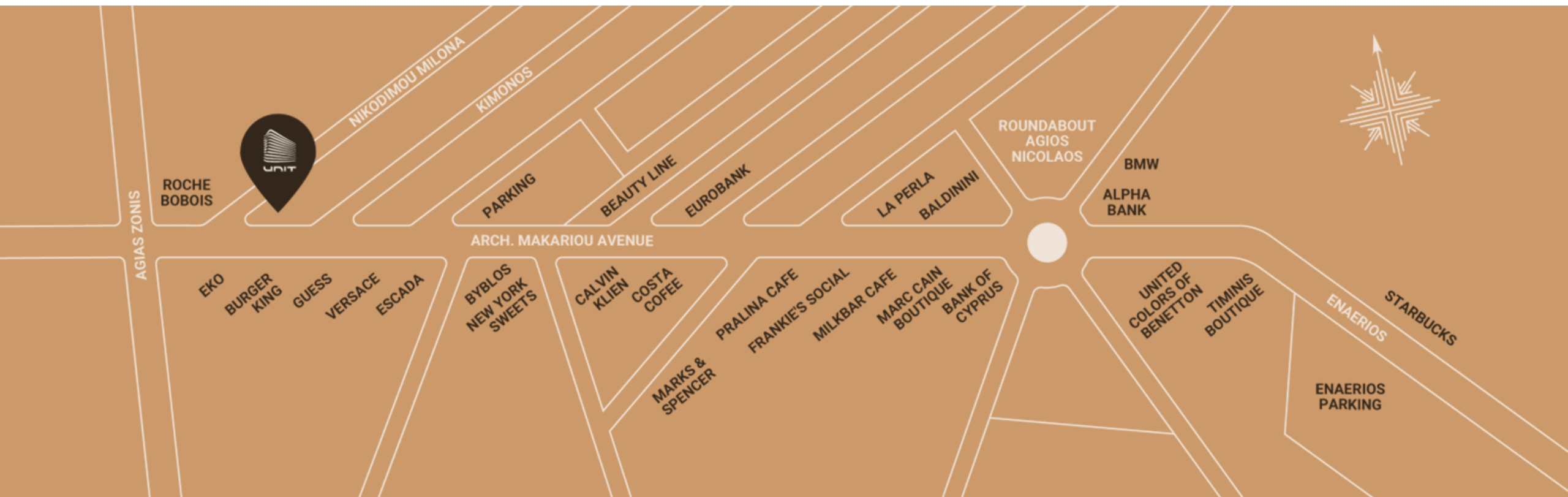
Exceptional Location



Perfect Location

Located in the heart of
Limassol on Makarios Avenue,
UNIT is extremely easy to find.

It is adjacent to two major traffic arteries, midway from the
tourist and historical parts of Limassol and only 5-minute drive
from the highway leading to Cyprus international airports.





Introduction

A 9 level commercial tower on Makarios Avenue, in the centre of Limassol's most cosmopolitan area with luxury boutiques, cafés, law firms and banks.

The building is designed to achieve the maximum GLA of commercial property for rent with 5 open plan luxury offices, one on each floor, 2-level retail space with mezzanine on the ground floor and 2-level underground parking.

The exceptionally favourable location of the UNIT combined with top construction quality determines the success of the investment.

Why UNIT?

Exquisite Class “A” office building in the central location of the city

Professional property management of the business centre provided by Property Gallery

Commercial high-quality real estate in Limassol constantly grows in price and is highly rentable

Building land offer is very limited in Makarios Avenue, which increases the value of this area



Building description

- Total building area - 2405M²
- 9 levels including roof garden and 2 level basement
- 6 office and retail floors - with the area of 1655M²
- Spacious covered and uncovered verandas on each office floor
- 18 parking spaces on ground level and in a basement
- 250 M² of roof garden with pergola
- Elegant lobby design and ceiling height up to 6,20M





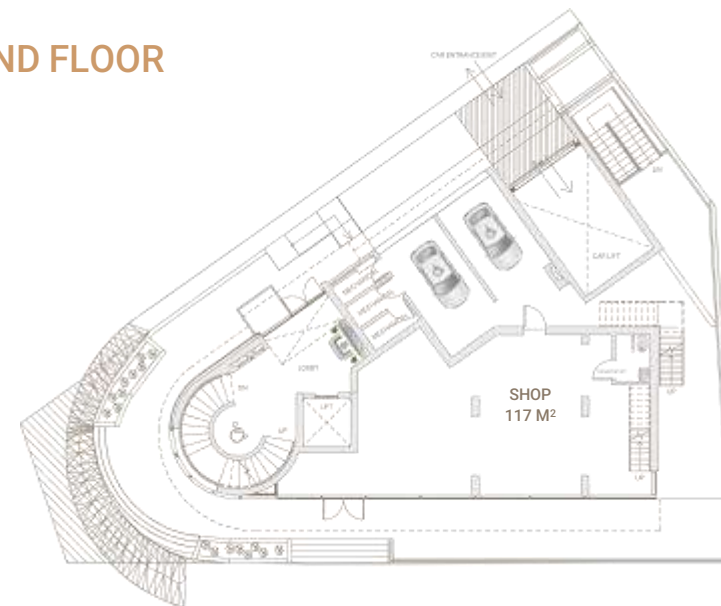
Features & amenities

- Enhanced security - high security doors with complex locks
- Building energy efficiency rated B/B+ (229-401 kWh/m²/yr-0.67-0.81)
- Centralized Fire Alarm System with smoke detectors, alarm bells, break glass points etc
- Robust tech infrastructure
- Imported kitchens
- Italian marble and modern stainless steel used in finishing
- Deluxe porcelain sanitary ware
- Electrical gates with remote control system

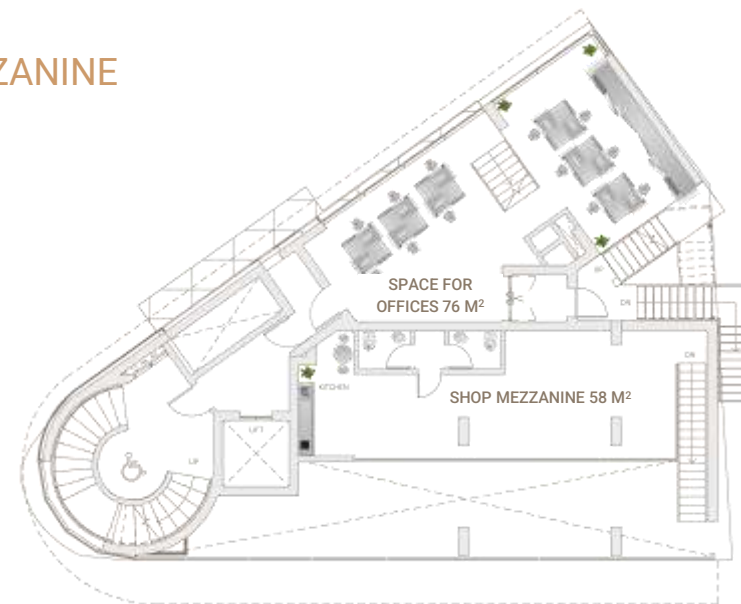
Floor Plans

FLOORS	COVERED SPACE m2	COVERED VERANDAS m2	UNCOVERED VERANDAS m2	COVERED PARKING PLACES
BASEMENT A	250			8
BASEMENT B	250			8
GROUND FLOOR	172			2
MEZZANINE	181			
shop	62			
conference room	76			
MECHANICAL FLOOR	152			
1ST FLOOR	251	20	3	
2ND FLOOR	250	19	0	
3RD FLOOR	250	19	3	
4TH FLOOR	242	26	6	
5TH FLOOR	157	42	28	
ROOF GARDEN	250			

GROUND FLOOR



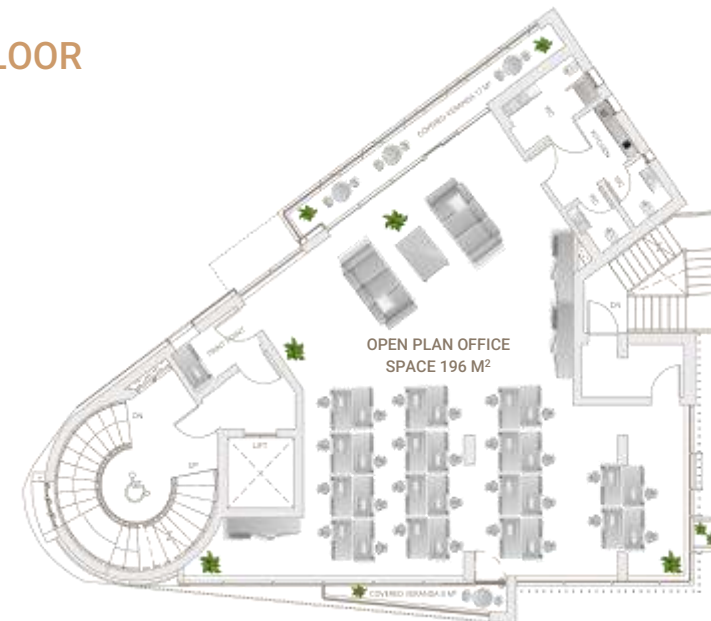
MEZZANINE



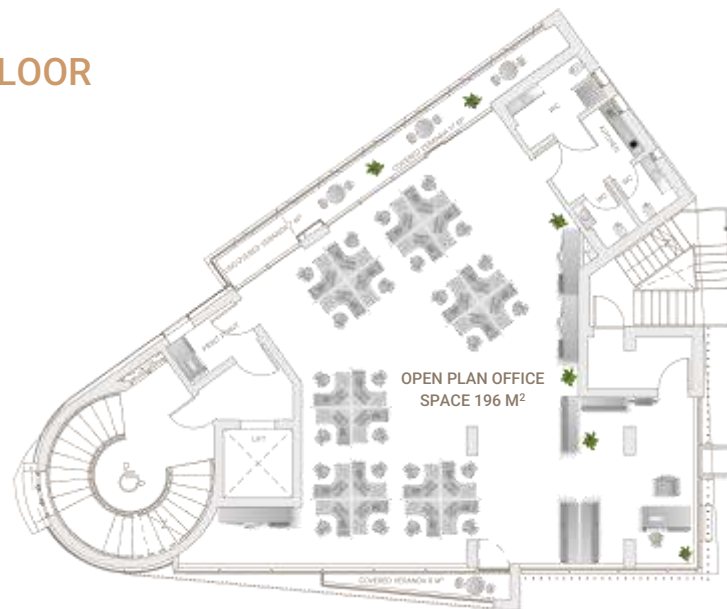
1ST FLOOR



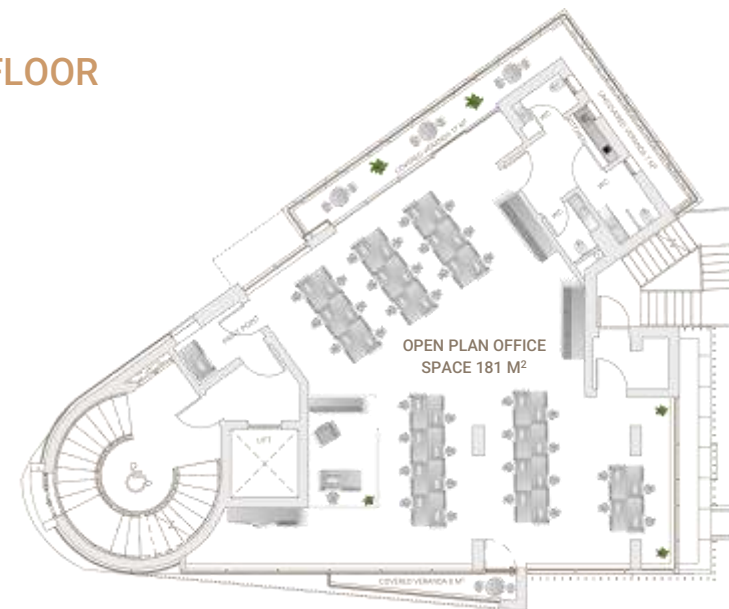
2ND FLOOR

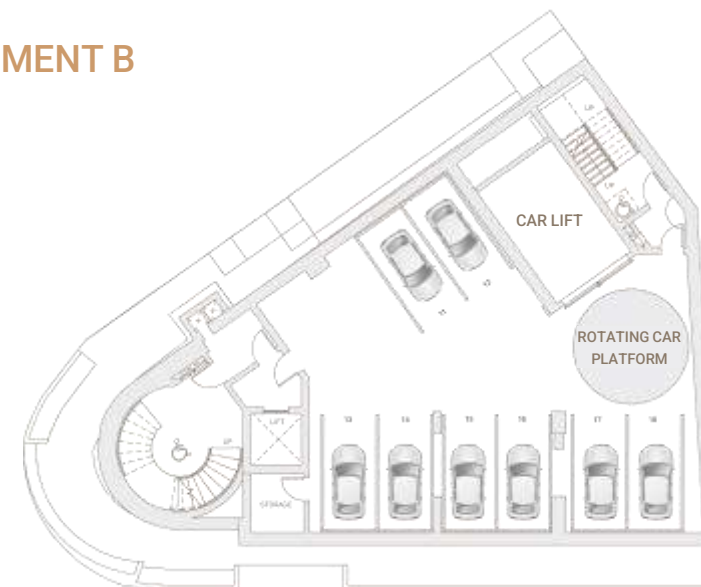


3RD FLOOR



4TH FLOOR





About



PROPERTY
GALLERY

Established in 2002, Property Gallery has rapidly grown to become one of the largest developers in Cyprus, offering award-winning and innovative residential and commercial properties in prime locations across Limassol. We take great care in choosing our projects and we are constantly on the lookout for new and innovative ideas. We select the best locations and apply the most precise building techniques to ensure complete success for every project.

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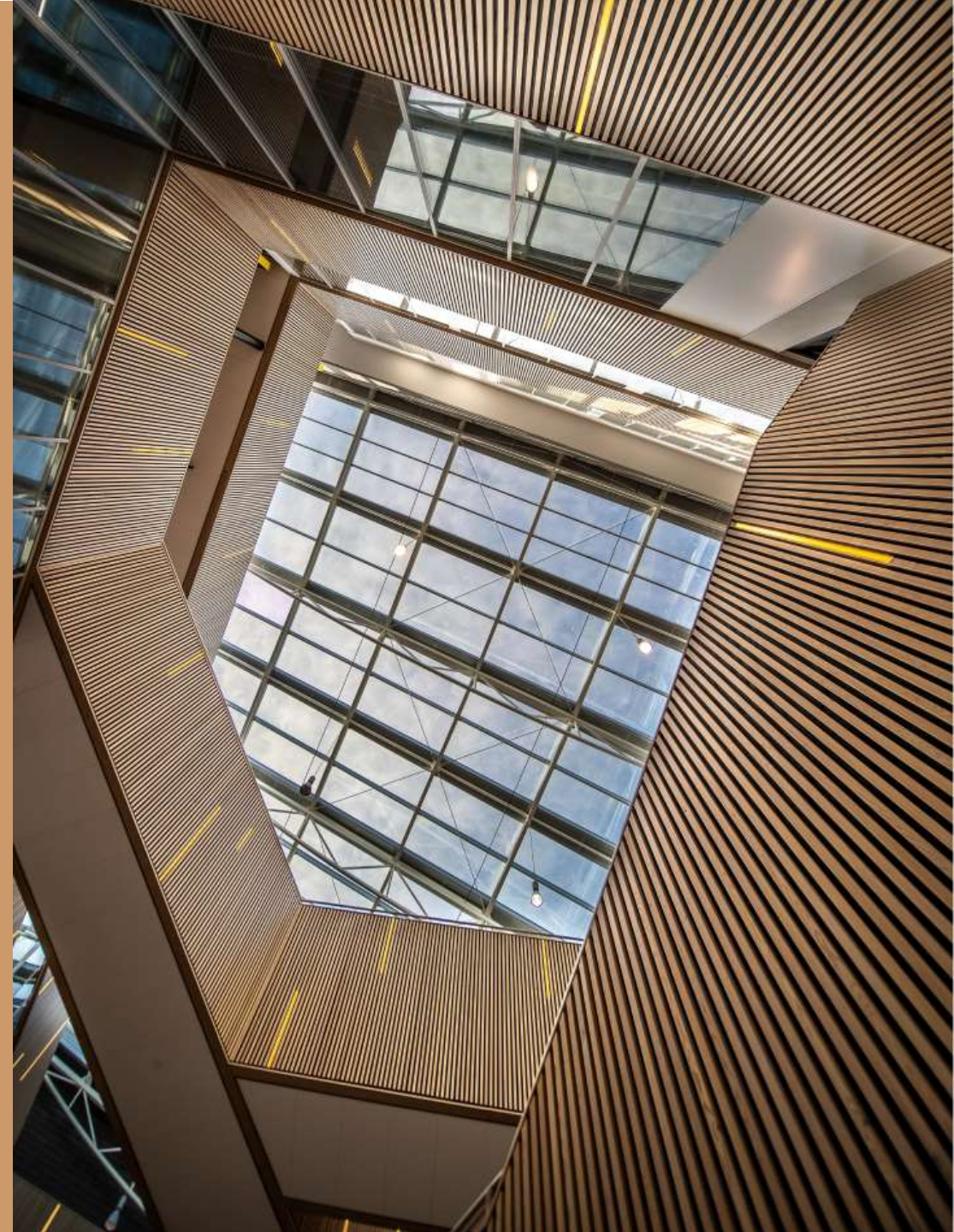
International
Property Awards

20+

Years of Development
Experience

50+

Development Projects
In Cyprus



Our Services

Property sales

We offer a range of services. from legal advice to the design and construction of custom-made properties. adjusted to each client's unique needs.

Management

Maintenance of systems equipment. and common areas; management of utility payments; upkeep of financial records; assistance of property insurance.

Rentals

We help clients who have purchased one of our properties to rent it out for the long or short term. as well as coordination of property management activities.

Interior design

We place great emphasis on the interior design of each of our units. providing our clients with the very best in comfort. luxury. and contemporary living.

Landscaping

Our services include planting and garden development. creation of flower beds. construction of decorative stone paths. installation of pergolas. and much more.

Our Approach



Strong Relationships -

agents, clients, colleagues, bankers, attorneys, tenants, equity sources, general contractors, civil engineers, architects, brokers, appraisers and others.



Risk Tolerance -

take calculated and measured risks, and constantly look for ways to mitigate risk.



Creativity - push the envelope with exciting designs, new building materials and cutting-edge construction method, always looking ahead at what demand might exist in the future.



Problem Solving - Developing a successful project takes tremendous skill to navigate through all the speed bumps and roadblocks along the way. Creative site planning, finding solutions to zoning issues, dealing with adjacent land owners and finding ways to come in both on time and under budget.



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INTERNATIONAL
**PROPERTY
AWARDS**
DEVELOPMENT



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2008-2023



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