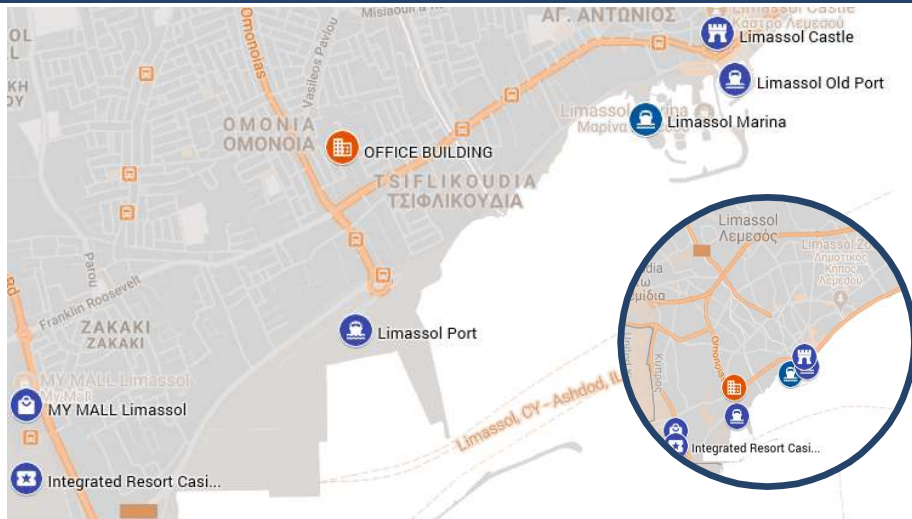




Thalias Office Building

- ▶ Luxurious office property off Omonia's Avenue by the New Port Traffic junction
- ▶ Excellent location close to large organizations and high-profile commercial developments
- ▶ Recently renovated to high quality specification

Prime Location



- ▶ Prime location close to Limassol's sea front, easily accessible from the highway and coastal road.
- ▶ Close to the main commercial port of Cyprus and new high-profile developments such as the Limassol Marina, Shopping Mall and Integrated Casino Resort and many other restaurants and bars.
- ▶ Surrounded by large organisations from the shipping, telecommunications, pharmaceutical and technology sectors
- ▶ Address: 3 Thalia Street, Limassol, 3011, Cyprus

Reliable tenants

- ▶ Close to 100% occupancy with reliable corporate tenants, offering stable and long-term annual rental inflows

State-of-the-art facilities

- ▶ Limited availability of office buildings of similar size and quality in the area
- ▶ **4-storey building plus basement** with total area of 4,283m².
- ▶ Latest refurbishment in 2021 including upgrade of facilities to comply with the latest fire safety regulations, complete redecoration of the building as well as energy efficiency upgrade.

State-of-the-art facilities



- ▶ **Basement** of 210m² of storage and archive area
- ▶ **Ground Floor** of 313m² including a spacious lobby and reception areas
- ▶ **1st Floor:** 1,370m² of office space and WCs
- ▶ **2nd Floor:** 1,370m² of office space, conference room and WCs
- ▶ **3rd Floor:** 1,020m² of office space, server room and WCs
- ▶ Double glazing windows with integrated blinds;
- ▶ Climate control inverter type A/C system, A+++ rated.
- ▶ **Networking and security systems:**
 - ▶ CAT 6 structured cabling (communication & networking). Server room incorporating security, A/C and firefighting systems and fitted with fiber-optic communication cable.
 - ▶ Access control, fire and burglar alarm systems
- ▶ Partitions, carpet flooring, lighting, built-in furniture in veneered finish
- ▶ Three elevators for common use and one for direct access to executive offices
- ▶ Drive-in area for guests and ground floor gated parking area with 74 tenant and 5 guest parking spaces, majority of which are covered. A rented parking area located in an adjacent gated plot provides 50 additional covered parking spaces. **A total of 129 parking spaces.**