

A photograph of a modern, multi-story building facade at dusk. The building has a dark grey or black exterior with large windows and a central entrance. The windows are illuminated from within, showing interior details like blinds and furniture. A diamond-shaped logo with the letters 'tlv.' is visible on the upper part of the facade. The sky is a deep blue, and the overall atmosphere is modern and professional.

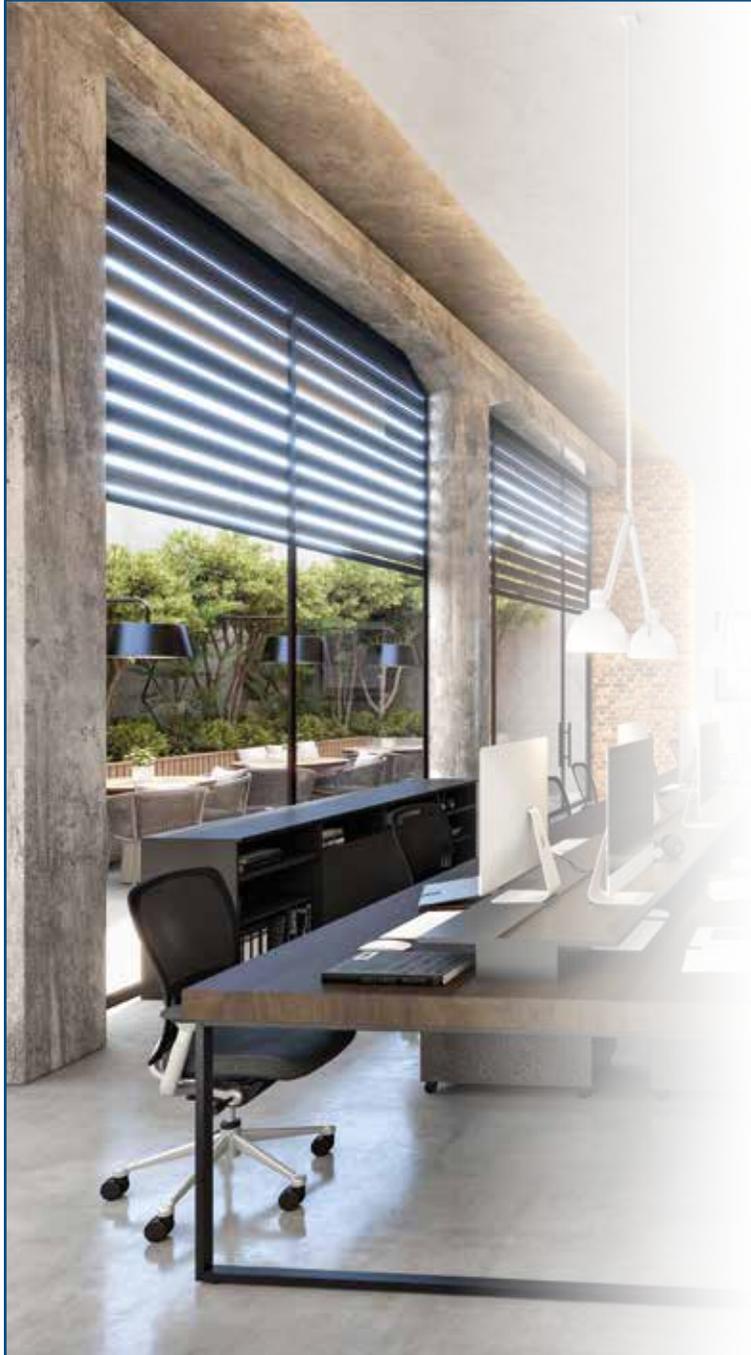
Printing Shop

tlv.

TLV DEVELOPERS



taly



The Printing Shop. A building full of history! Funky industrial style completely renovated building with high ceilings (4.15m) in the heart of the old town, just 30m west of Columbia Plaza, 50m east of Anexartisias street and 100m from the beachfront.

The asset comes with fully completed advanced technology provisions:

- Exposed VRV air conditioning system
- Heat recovery system
- Double glazed thermal aluminium window frames
- Structured exposed cabling
- Concrete render flooring
- Elevator installed



Invel

COLUMBIA
PLAZA

cyta

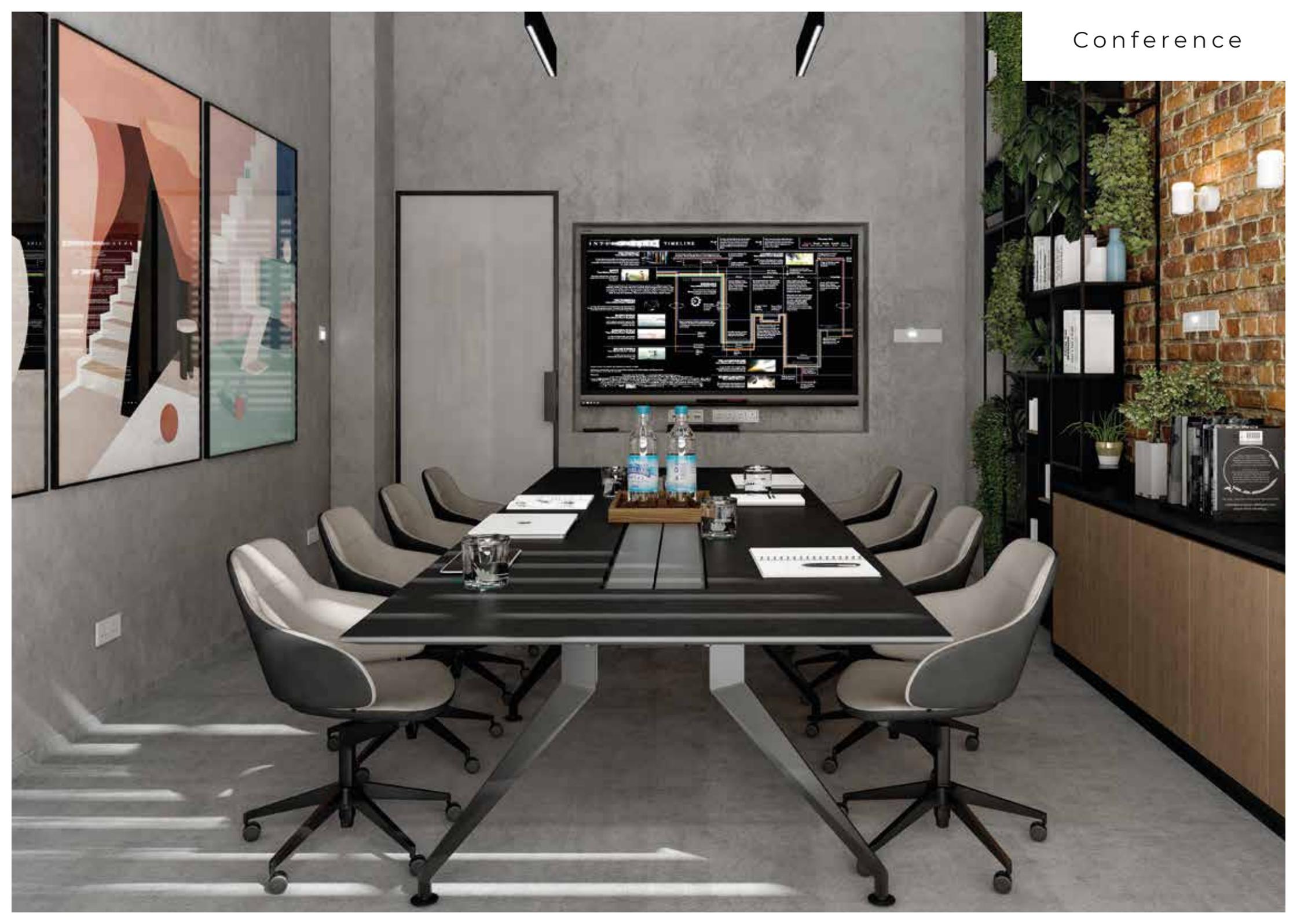
trade.io

- 50m east of Anexartisias high street
- 30m west of Columbia Plaza
- 100m north of the Beachfront

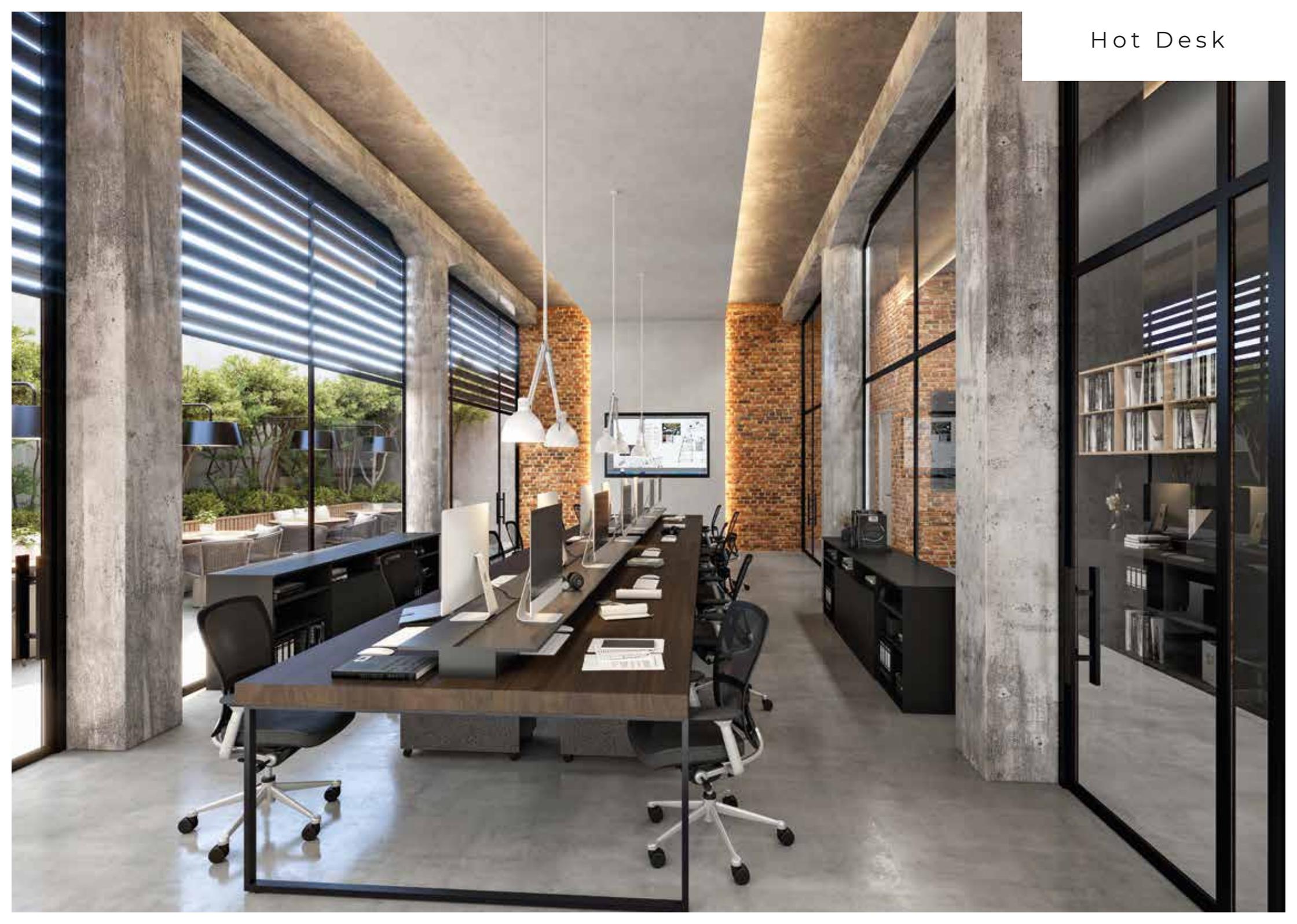


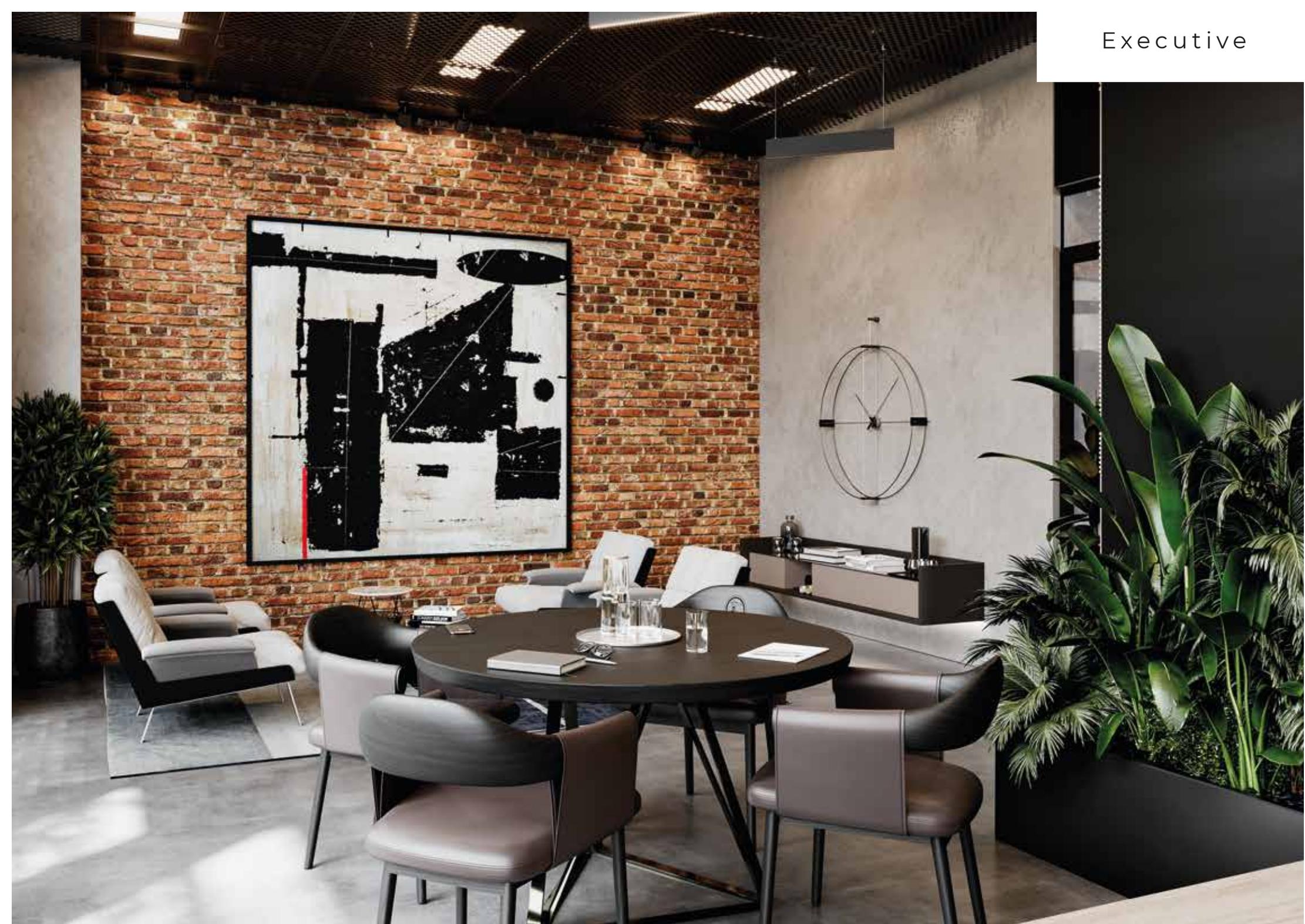
Lobby



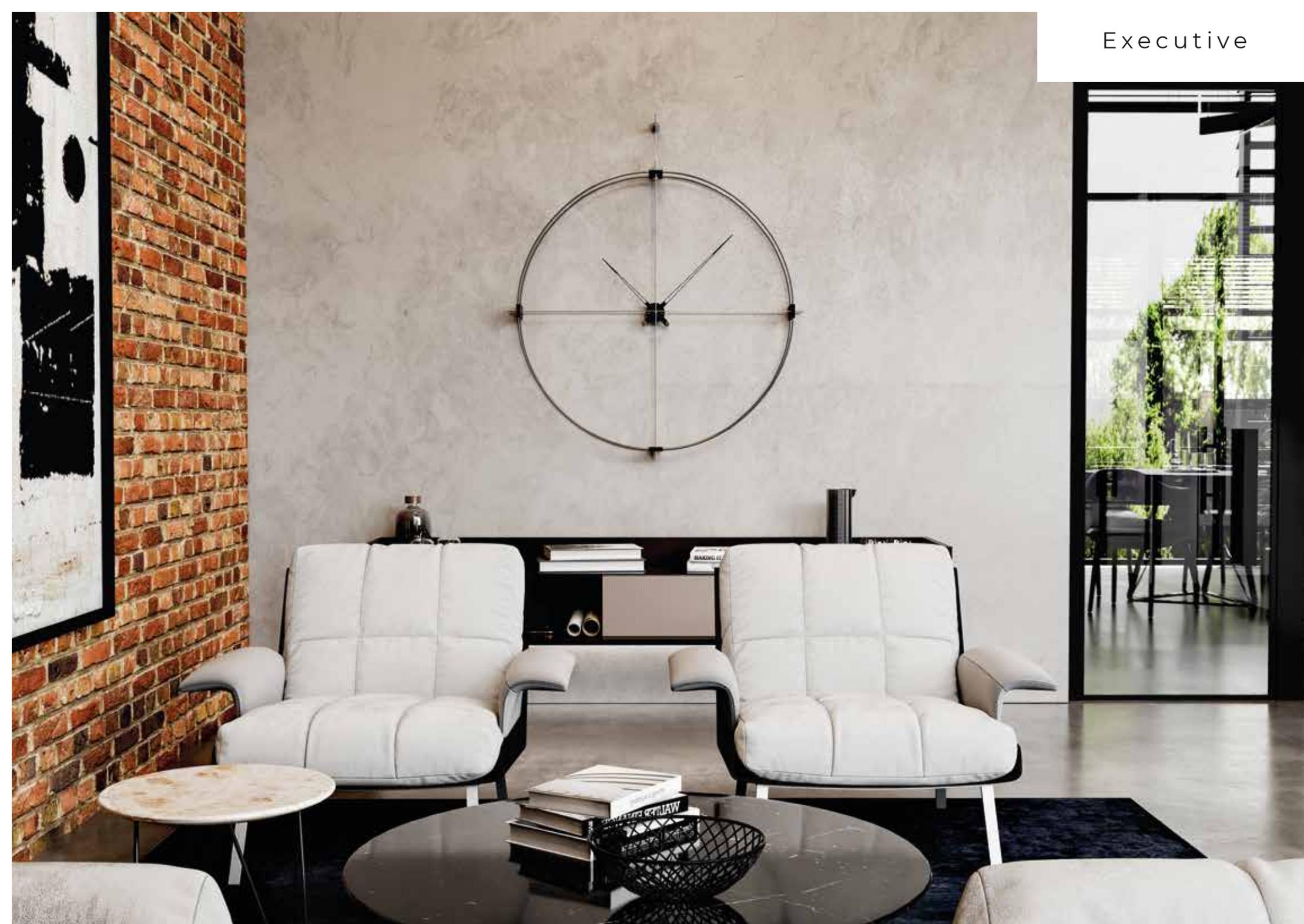


Hot Desk

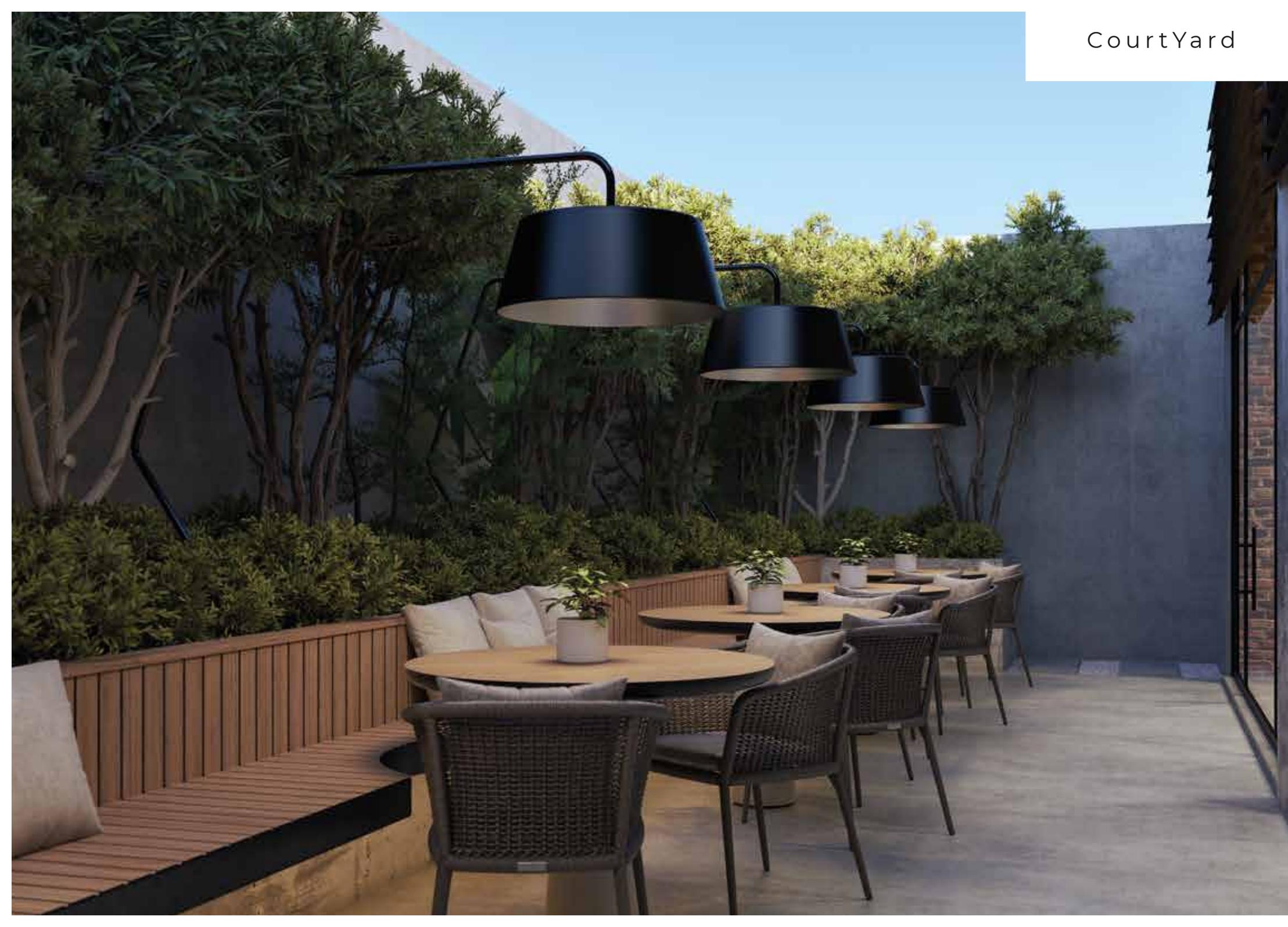


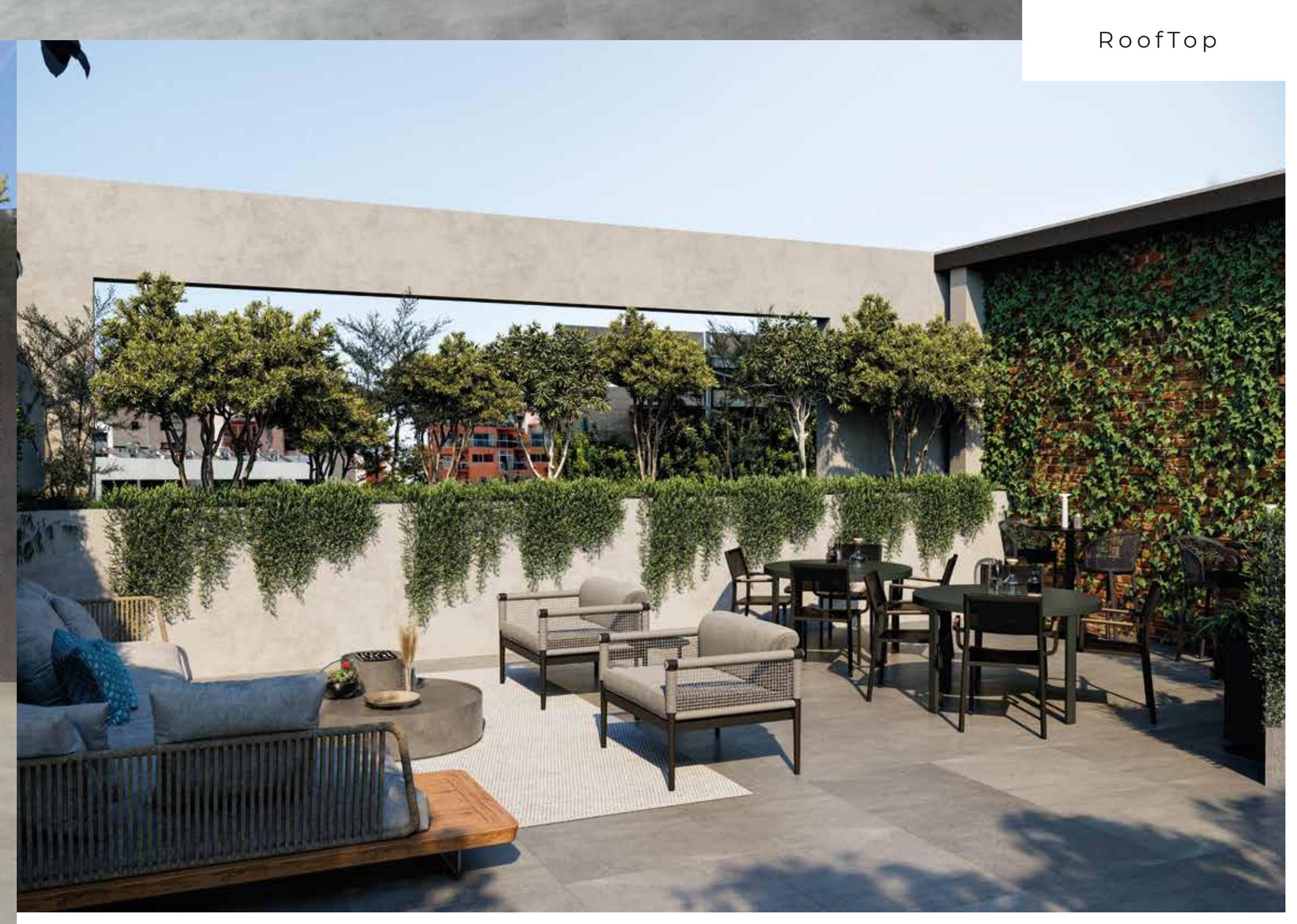


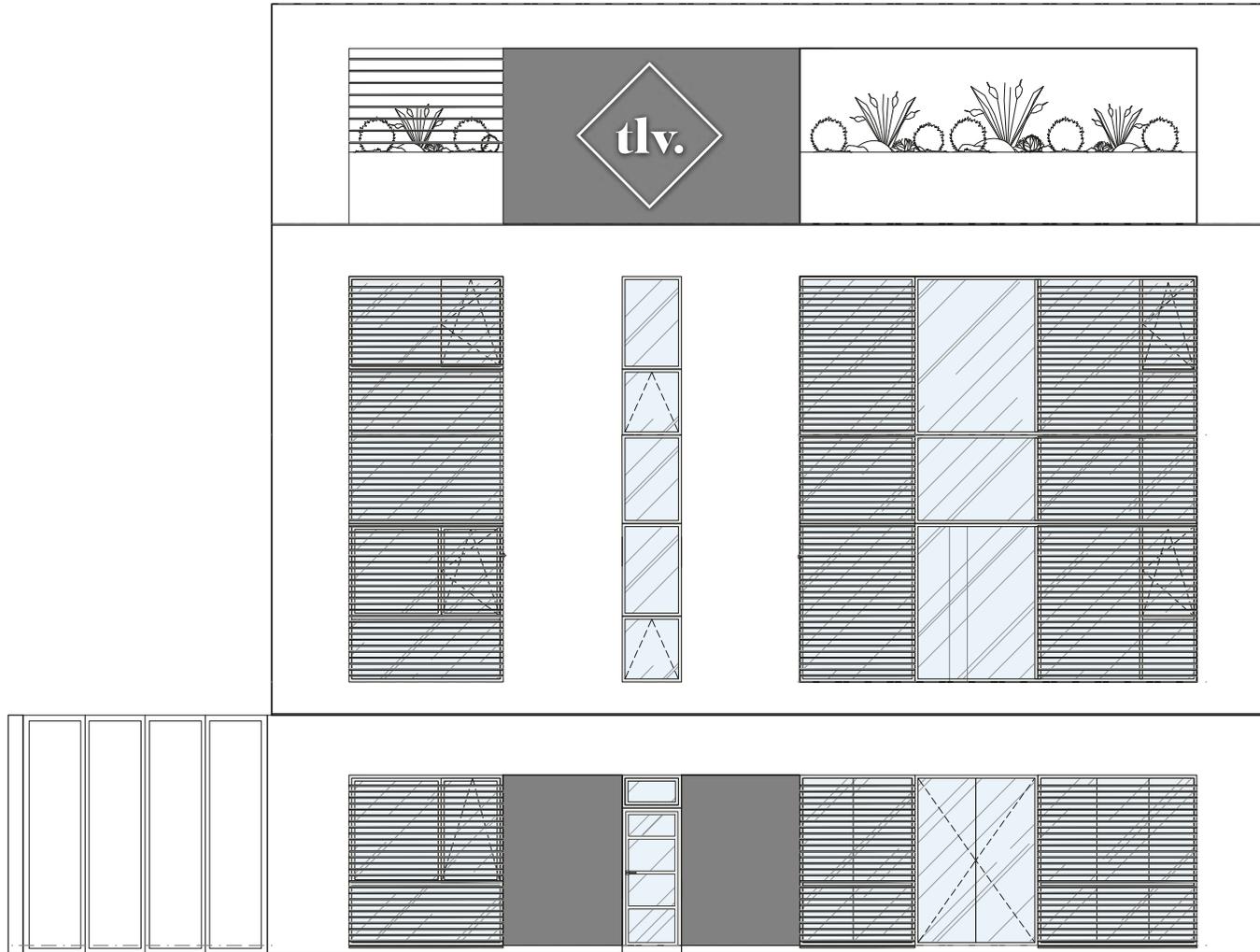
Executive

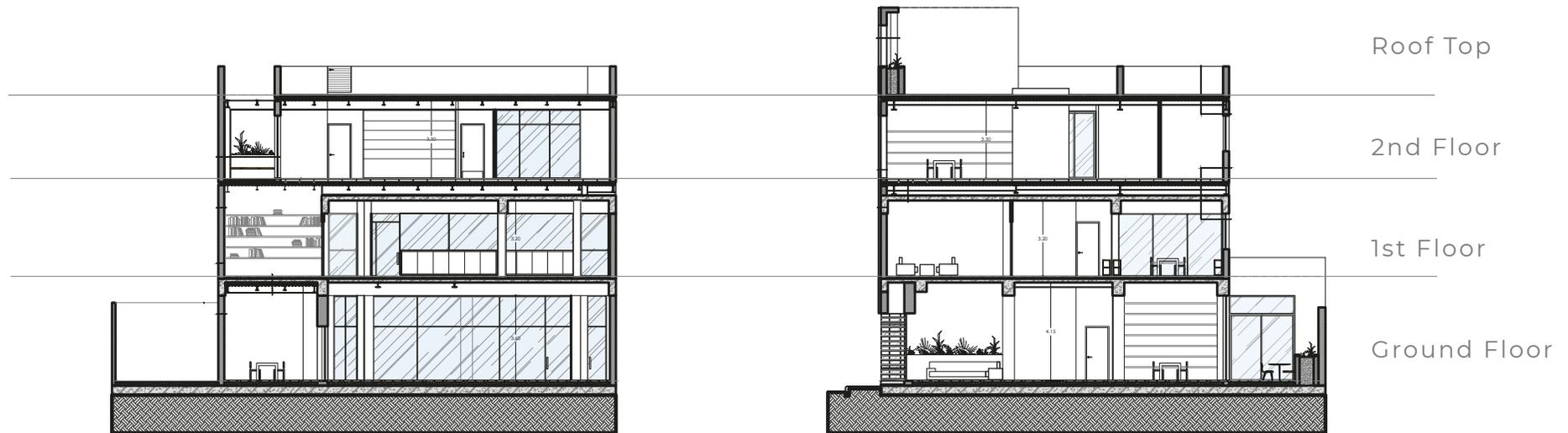
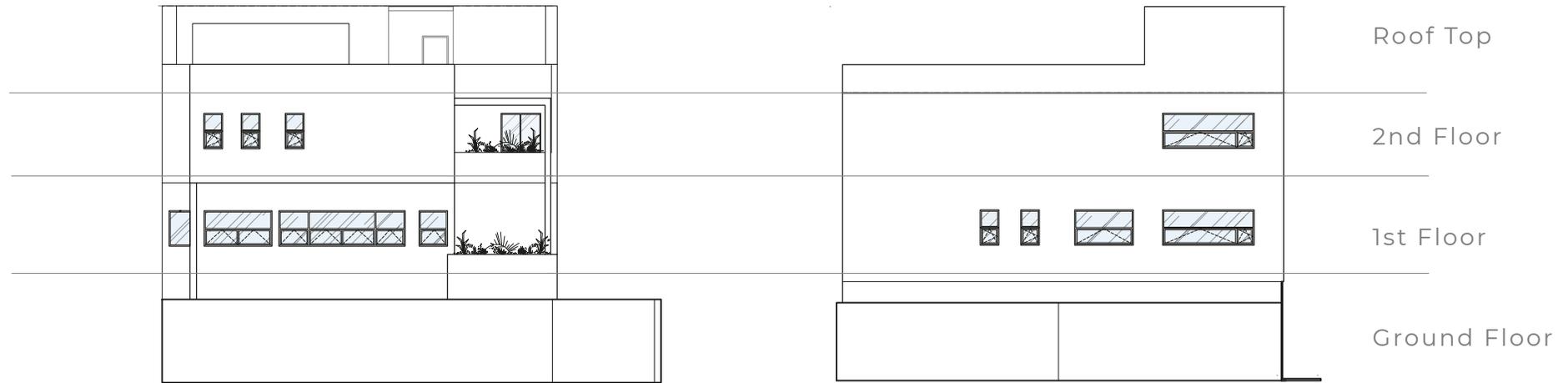








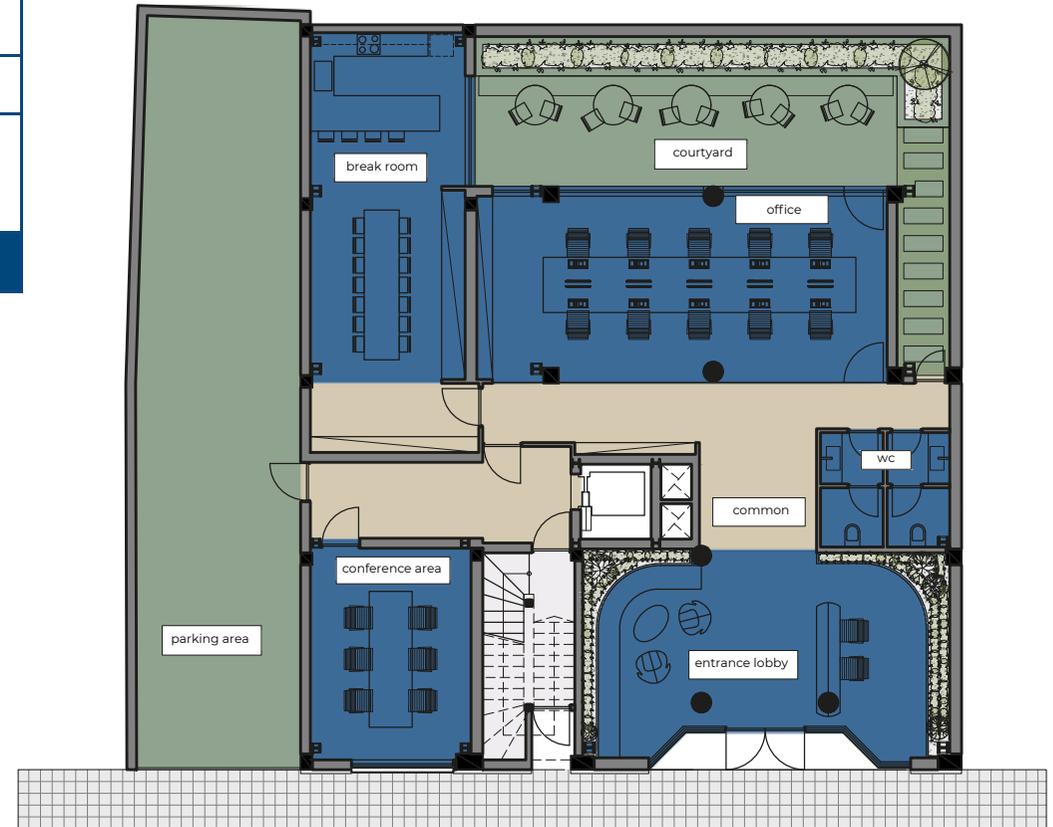
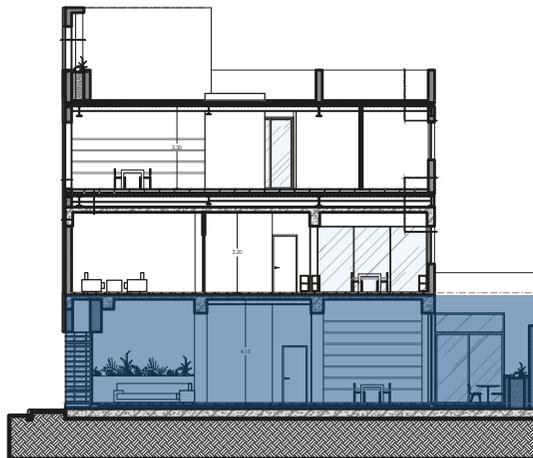




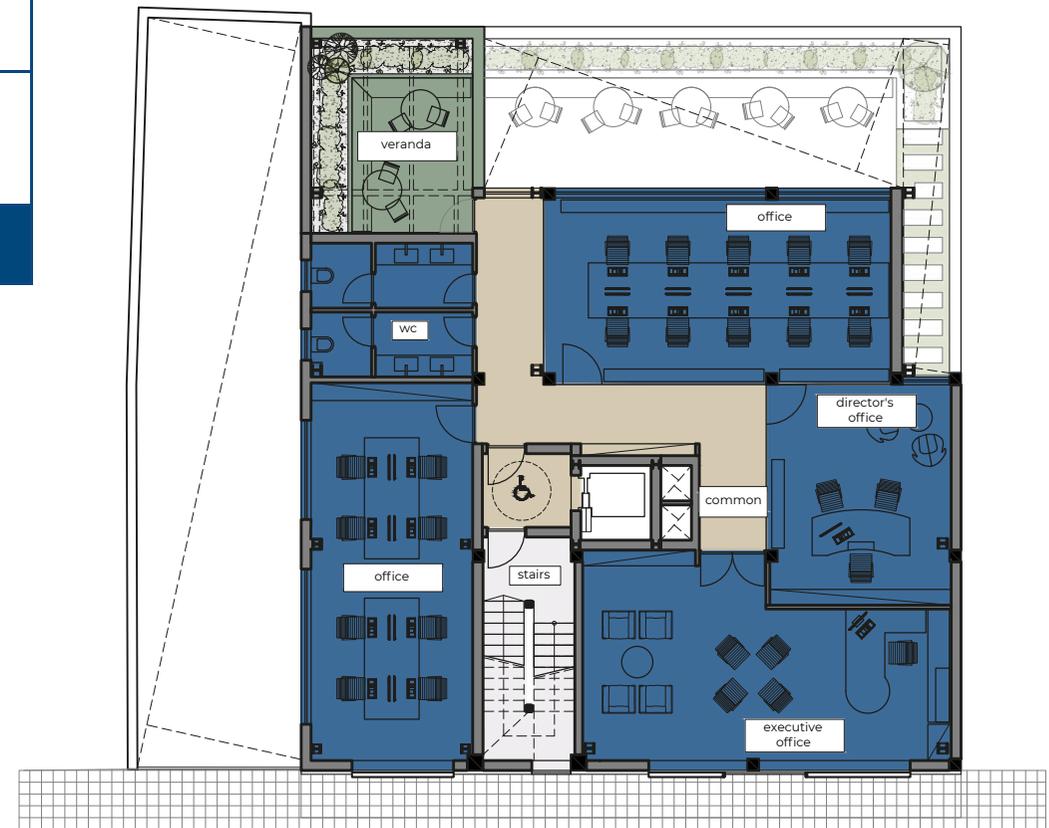
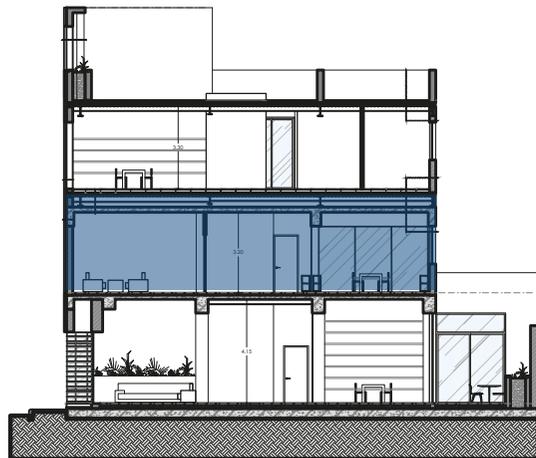
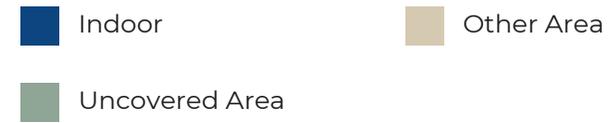
Printing Shop | Ground Floor

AREA	INDOOR AREA	UNCOVERED	TOTAL AREA
Office	Indoor	55	243
Break Room		40	
Conference Area		27	
WC		11	
Entrance Lobby		51	
Parking Area	Other	84	84
Common	Other	54	66
Staircase		12	
Total		250	393

- Indoor
- Other Area
- Uncovered Area



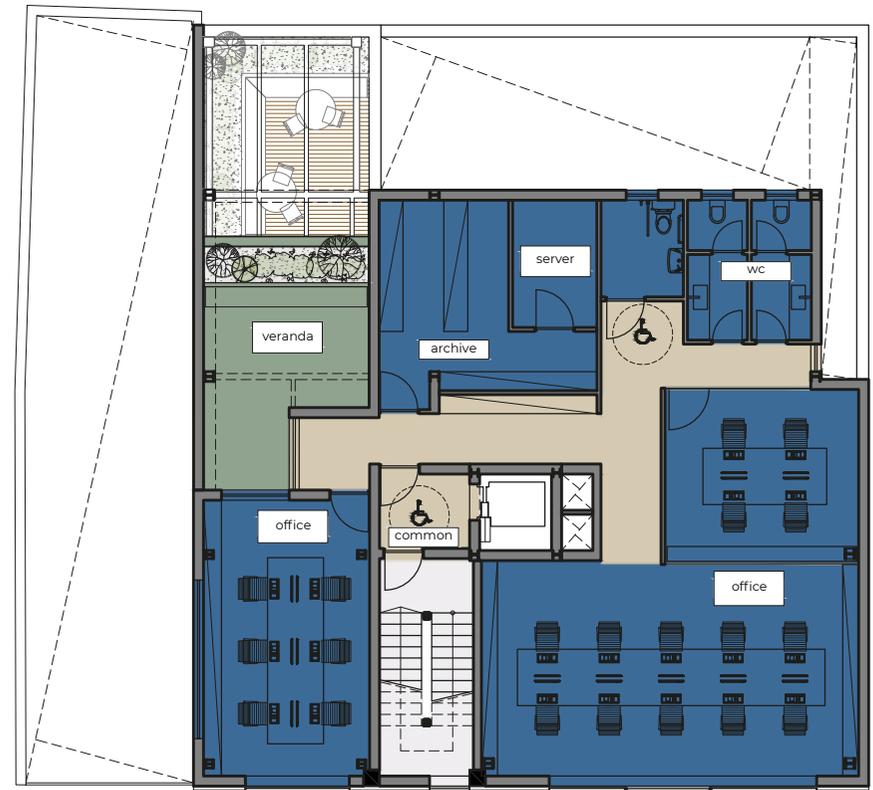
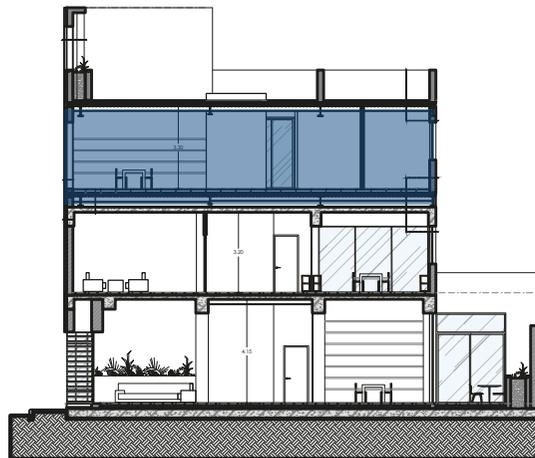
AREA		INDOOR AREA	UNCOVERED	TOTAL AREA
Office	Indoor	92	24	210
Directors' office		29		
Executive office		48		
WC		17		
Common	Other	33		47
Staircase		14		
Total		233	24	257



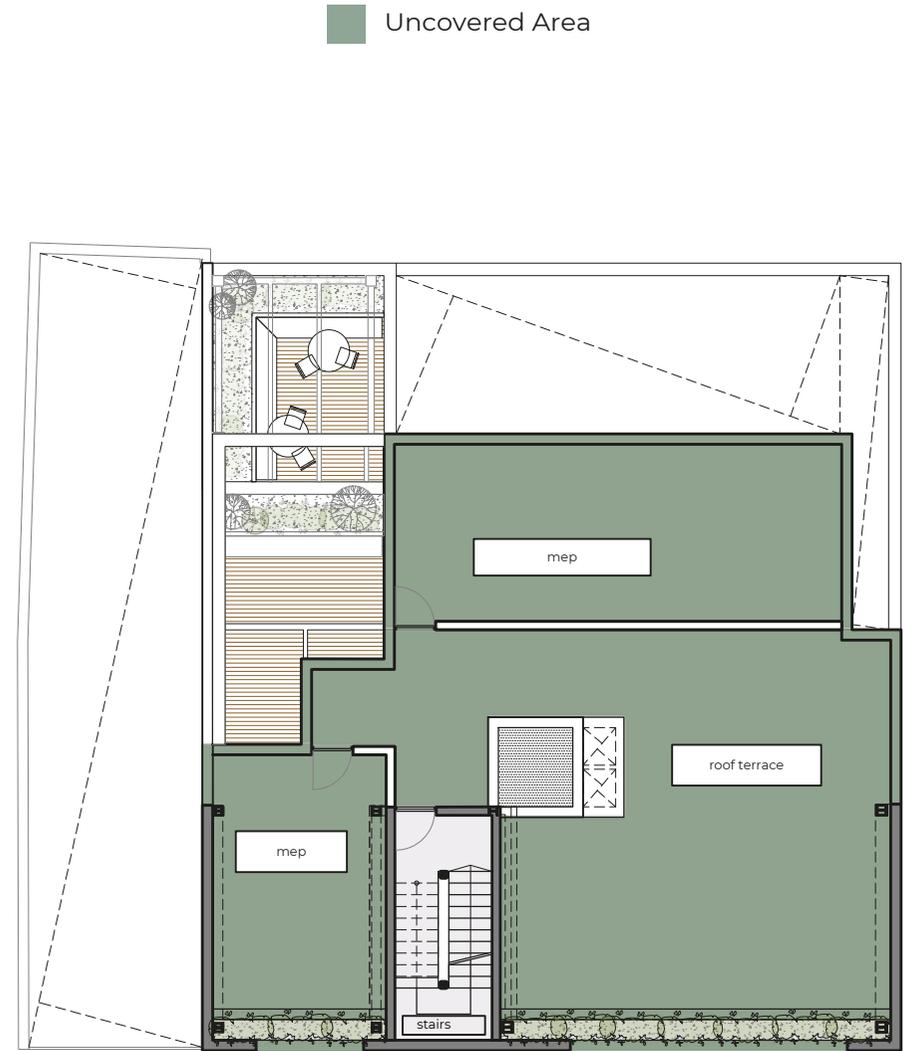
Printing Shop | Second Floor

AREA	INDOOR AREA	UNCOVERED	TOTAL AREA
Office	Indoor	112	185
Archive		22	
WC		19	
Server		8	
Common	Other	37	49
Staircase		12	
Total		210	234

- Indoor
- Other Area
- Uncovered Area



AREA	INDOOR AREA	UNCOVERED	TOTAL AREA
Roof Garden	Uncovered	106	
Mechanical	Uncovered	86	
Staircase	Other	15	
Total		192	207



FLOORS	INDOOR	COVERED VERANDA	UNCOVERED	COMMON AREA	TOTAL UNIT AREA
Ground Floor	184	0	143	66	393
First Floor	186	0	24	47	257
Second Floor	161	0	24	49	234
Roof Garden	0	0	192	15	207
GRAND TOTAL	1091				

FLOOR COVERINGS

Main office areas: Raised floor system or exposed structured cabling (client to choose).

Corridors & lobby: concrete render look

Bathrooms: covered with excellent quality Italian ceramic tiles

Kitchenette: high quality Italian ceramic tiles

Verandas: high quality Italian wooden parquet

Roof garden: high quality Italian wooden parquet

WALL FINISHINGS

Internal walls: 3 layers of plaster and 3 layers of paint.

Kitchen, bathroom and W.C: High quality ceramic tiles.

External wall covered with 1mm sand and elastic silicone coating.

WOODWORK

Common area door: manufactured according to the European standards of fire resistance

Partitioning doors and walls: Frameless double-glazed glass

Kitchen: manufactured in quality polymeric finish; possibility of selecting from a wide range of finishes

SANITARY AND PLUMBING

Both levels are equipped with high quality sanitary fittings from well-known European brands

Pipe-in-pipe system is used for the plumbing installation. The building provides solar heaters. Installation of pressure pump system

ELECTRICAL INSTALLATIONS

Optional exposed structured cabling (on the ceiling) or raised floor system

Security access key rings and video intercom system

Automatic lighting system, including hidden lighting LED stripes

Provision for VRV air-conditioning system

PARKING

Three parking spaces on ground floor

Possibility of renting parking spaces from the car park opposite the building.

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