



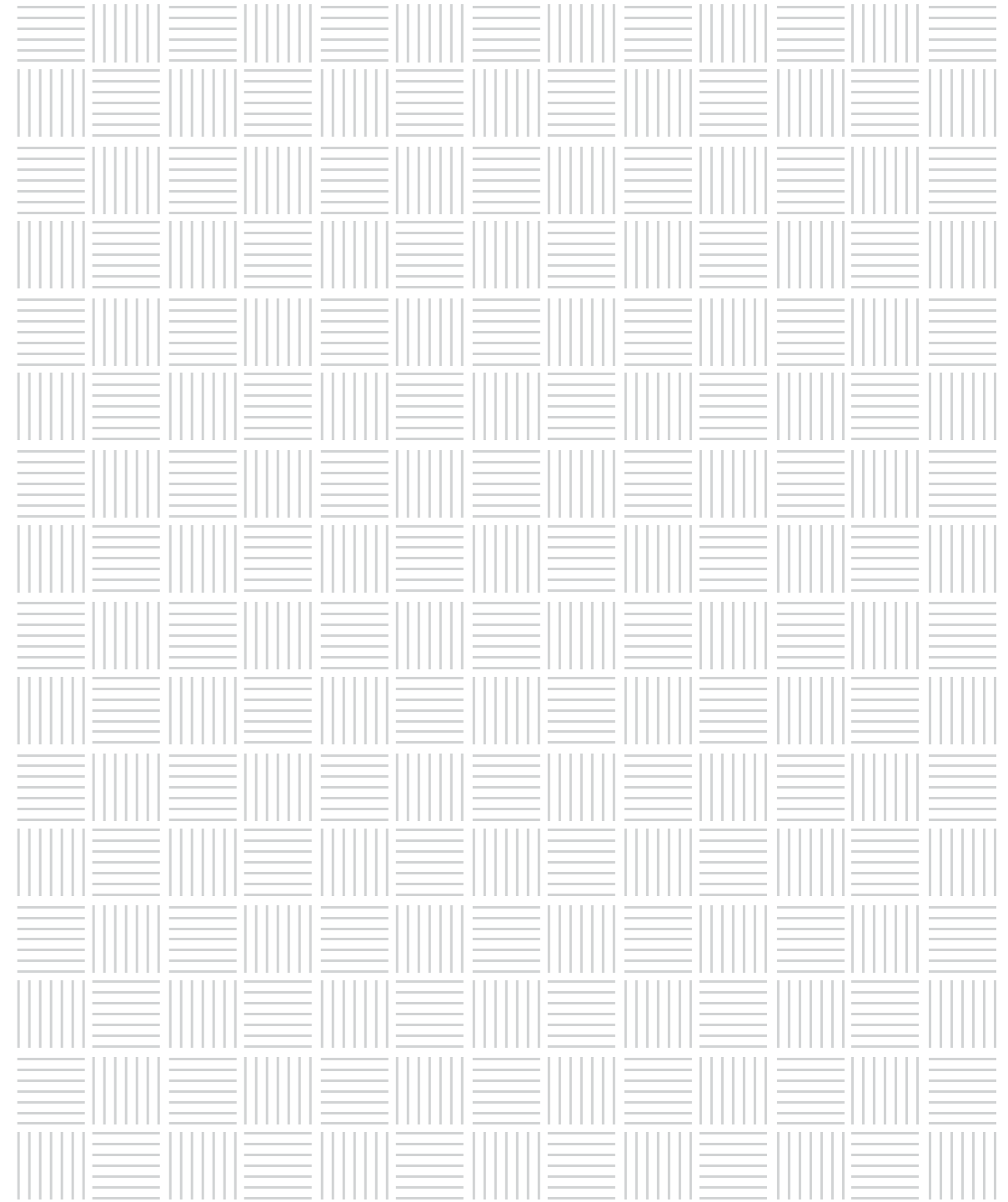
— ZAKAKI, LIMASSOL, CYPRUS —



**STRATEGIC
LOCATION
AT THE
CROSSROADS
OF THREE
CONTINENTS**

TABLE OF CONTENT

LOCATION	5
ARCHITECTURE	6
FLOOR PLANS.....	7
GROUND FLOOR SHOPS.....	8
MEZZANINE SHOPS.....	9
1 ST & 2 ND FLOORS	10
3 RD FLOOR.....	11
ROOF.....	12
SPECIFICATIONS.....	13
OPTIONAL FLOOR PLANS	14





LOCATION

Allure center 11 is located in the cosmopolitan sought after area of Limassol, Zakaki.

Resting on the Akrotiri bay, Zakaki is home to the biggest ongoing investments in Cyprus. Whether commercial or residential, the area is quickly gaining reputation as the most luxurious and modern part of the city, attracting major local and international businesses.

Allure center 11 is surrounded by major landmarks including:

- City of Dreams Mediterranean which is the biggest integrated casino resort in Europe and the only licensed one in Cyprus.
- LF Limassol greens, a million and a half square meters of a staggering lush golf course, with leisure and hospitality amenities.
- My mall, the biggest shopping center in all of Limassol.
- The Blue Flag Lady's Mile Beach.
- A major seaport.
- Passenger Terminal of the renowned DP World.
- Major banks and governmental buildings spread out on the adjacent Franklin Roosevelt boulevard.

ARCHITECTURE

Allure center 11 was carefully designed to cater the needs of any commercial activity. Special attention was given to details including circulation, daylight, and flexibility of use. The entrance exhibits a spacious and luxurious lobby that gives visitors an impression of grandeur and business confidence.



FLOOR PLANS

The ground floor retail area consists of an open space with private mezzanine and rear garden area. It has been divided into three separate shops to give flexibility in space. This space can be managed and divided to tailor to the clients' needs.

As for the office floors, a raised floor and two balconies allow the client the flexibility to partition the space to cater to everyday business needs.

The roof terrace offers a perfect recreational spot. Consisting of both covered and uncovered sitting areas, the space offers a nice place to take a break or to have meetings in the sunny outdoor.



GROUND FLOOR SHOPS



- 130 m² retail area
- 78 m² rear garden
- 75 m² mezzanine
- 3 private parking + visitors parking spaces

MEZZANINE SHOPS



1ST & 2ND FLOORS



- 130 m² covered
- 49 m² covered veranda
- 11m² private floor entrance
- 2 private parking + visitors parking spaces

3RD FLOOR



- Office 301:**
- 52 m² covered
 - 16 m² covered veranda
 - 1 private parking + visitors parking spaces

- Office 302:**
- 75 m² covered
 - 32 m² covered veranda
 - 1 private parking + visitors parking spaces

ROOF



- 40 m² covered area
- 81 m² covered terrace

SPECIFICATIONS

- Grade A smart office space
- Reinforced concrete frame in accordance with anti-seismic design regulations
- Raised floors for ease of partition
- VRV cooling and heating system
- Grade A energy efficiency facilities
- Environmentally friendly low carbon dioxide emission systems
- Thermal isolation of all external walls and slabs
- Photovoltaic panels
- Custom made kitchens and cupboards
- High-end imported ceramic tiles in balconies and bathrooms
- Double glazed external doors and windows
- Imported high-quality sanitary-ware complete with accessories
- Videophone in the main entrance security door
- Electrical barriers in all parking entrances
- VVVF high-speed elevator
- Visitor parking spaces

P.S. This brochure is indicative and aims to illustrate the project's elements and design, which might be subject to change. It does not constitute a contractual document.



OPTIONAL FLOOR PLANS



GROUND FLOOR SHOPS



MEZZANINE SHOPS



1ST & 2ND FLOORS / OPTION 1



3RD FLOOR / OPTION 1



1ST & 2ND FLOORS / OPTION 2



3RD FLOOR / OPTION 2

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