



BUILDING







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Exceptional Location. Modern Design

# About

The “W Building” is a project under development of a beautiful, contemporary commercial building comprised of shops and offices situated in Omirou street, Limassol, Cyprus.

It is a corner plot, located in one of the most vibrant commercial streets in Limassol, surrounded by retail shops, banks, insurances, law firms, cafes, schools. It has an optimal location with close proximity to the new “offices strip” in Spyrou Kyprianou street, and remarkably easy access to the high way to the north, and to the Limassol city center to the south.

The building is comprised of a shop with mezzanine and 4 floors of offices for a total area of circa 1302 plus a basement. It has 18 parking spaces and high rise reception and lobby area, creating the most welcoming and functional environment for occupants and guests. It enjoys a sea view on the upper floors and can accommodate a roof garden, as an optional feature.

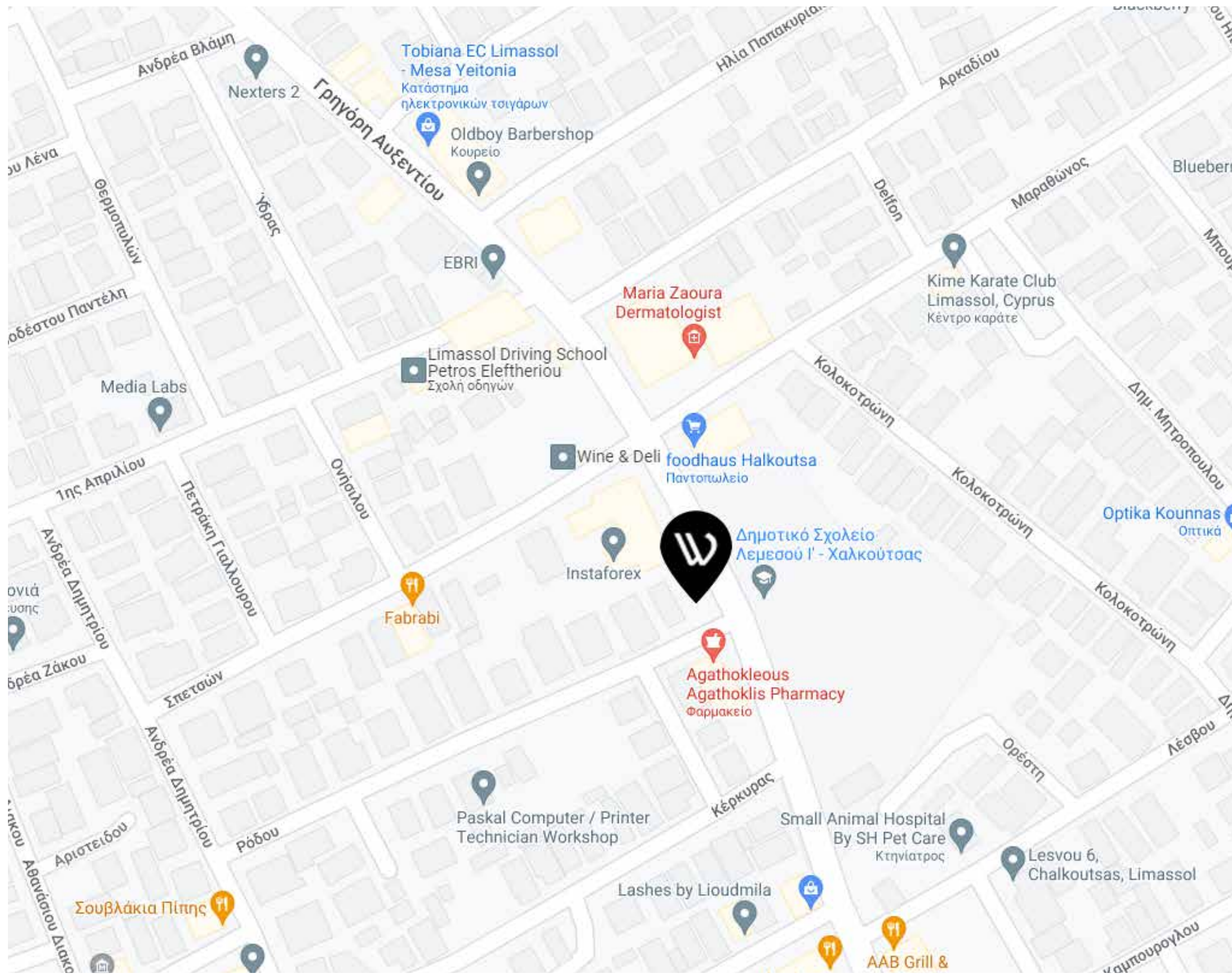
It is designed with most premium materials and up to date technical specification, and it will be energy efficient with ample green areas, in its interior and exterior façade, and can be delivered bear-shell allowing for customizations and design.

The project is under development and is estimated to be completed in December 2025.

- Total Area: 1302 m<sup>2</sup>
- Total Covered Area: 1049 m<sup>2</sup>
- 5 Floors
- 18 parking spaces
- Class A Energy Efficiency
- Sea View
- High rise, spacious, independent reception and lobby
- Shell core delivery for customization and design
- Prime Commercial Location
- Green Spaces
- Roof Garden (Optional)
- Delivery: December 2025



# Location



W Building

Office Space in Omirou Street



# The Project

OFFICE/ SHOP	INTERNAL COVERED (m <sup>2</sup> )	EXTERNAL COVERED (m <sup>2</sup> )	COVERED AREA (m <sup>2</sup> )	TOTAL SHARE 1-2 (%)	TOTAL SHARE -2 (%)	104,77m <sup>2</sup> COMMON AREA 1- SHARE	150,03m <sup>2</sup> COMMON AREA 2- SHARE	STORE (m <sup>2</sup> )	TOTAL COVERED AREA (m <sup>2</sup> )	TOTAL (m <sup>2</sup> )
SHOP 1	147,38	8,40	155,78	14,87		15,58		10,57	181,93	171,36
<b>TOTAL 1</b>	<b>147,38</b>	<b>8,40</b>	<b>155,78</b>			<b>15,58</b>	<b>0,00</b>	<b>10,57</b>	<b>181,93</b>	<b>171,36</b>
OFF.101	211,49	32,73	244,22	23,30	27,37	24,41	41,06	10,00	319,69	309,69
OFF.201	235,22	10,45	245,67	23,44	27,53	24,56	41,30	10,38	321,91	311,53
OFF. 301	194,98	13,23	208,21	19,86	23,34	20,81	35,02	8,40	272,44	264,04
OFF.401	183,91	10,29	194,20	18,53	21,76	19,41	32,65	7,69	253,95	246,26
<b>TOTAL 2</b>	<b>825,60</b>	<b>66,70</b>	<b>892,30</b>	<b>85,13</b>	<b>100,00</b>	<b>89,19</b>	<b>150,03</b>	<b>36,47</b>	<b>1167,99</b>	<b>1131,52</b>
<b>TOTAL 1+2</b>	<b>972,98</b>	<b>75,10</b>	<b>1048,08</b>	<b>100,00</b>	<b>100,00</b>	<b>104,77</b>	<b>150,03</b>	<b>47,04</b>	<b>1349,92</b>	<b>1302,88</b>

**BASEMENT: 304 (m<sup>2</sup>)**

\* ALL VOIDS, RAISERS AND ELEVATOR SHAFTS INCLUDED





W Building



External View





W Building



External View





W Building



External View





W Building

Interior







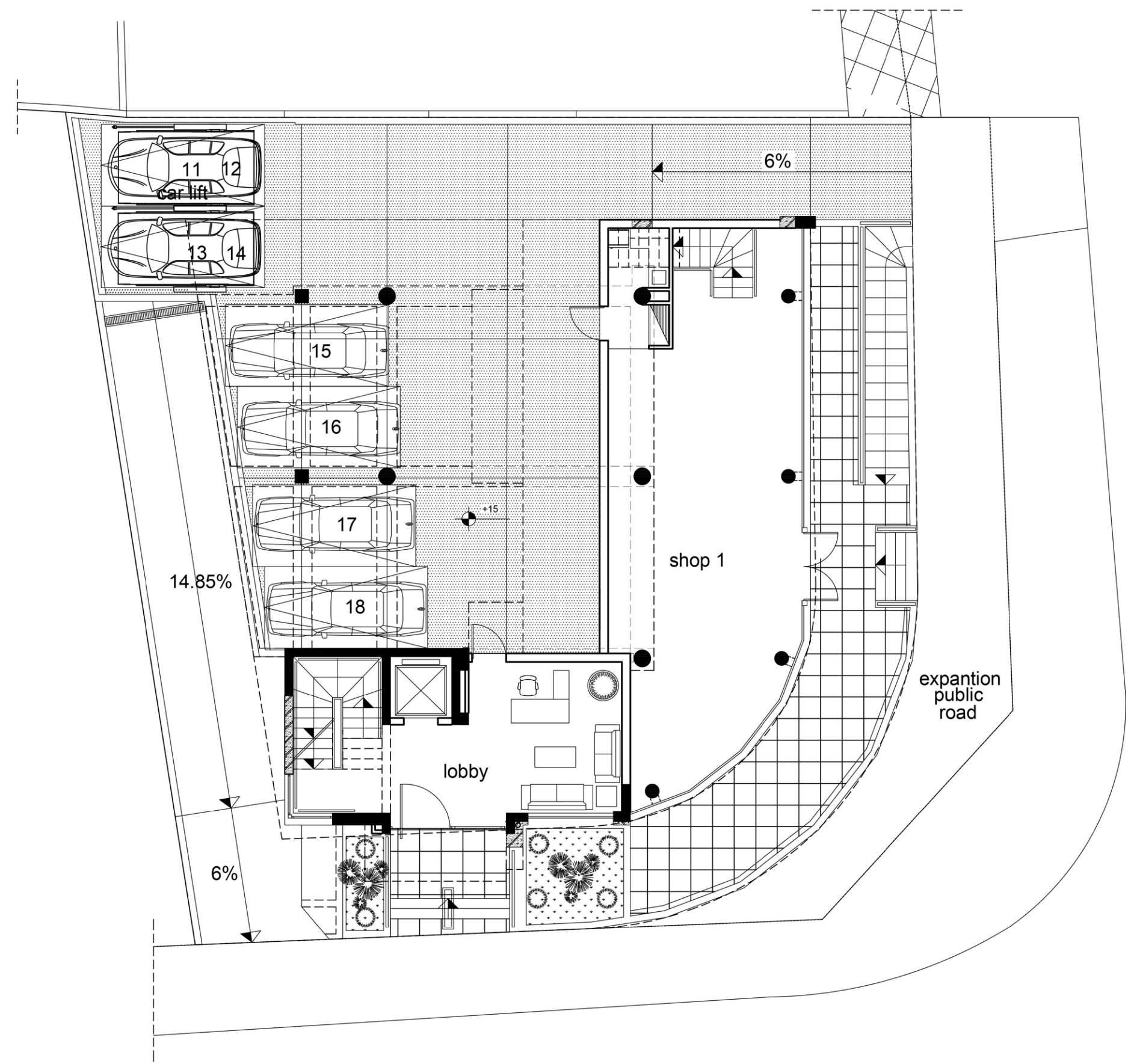


W Building

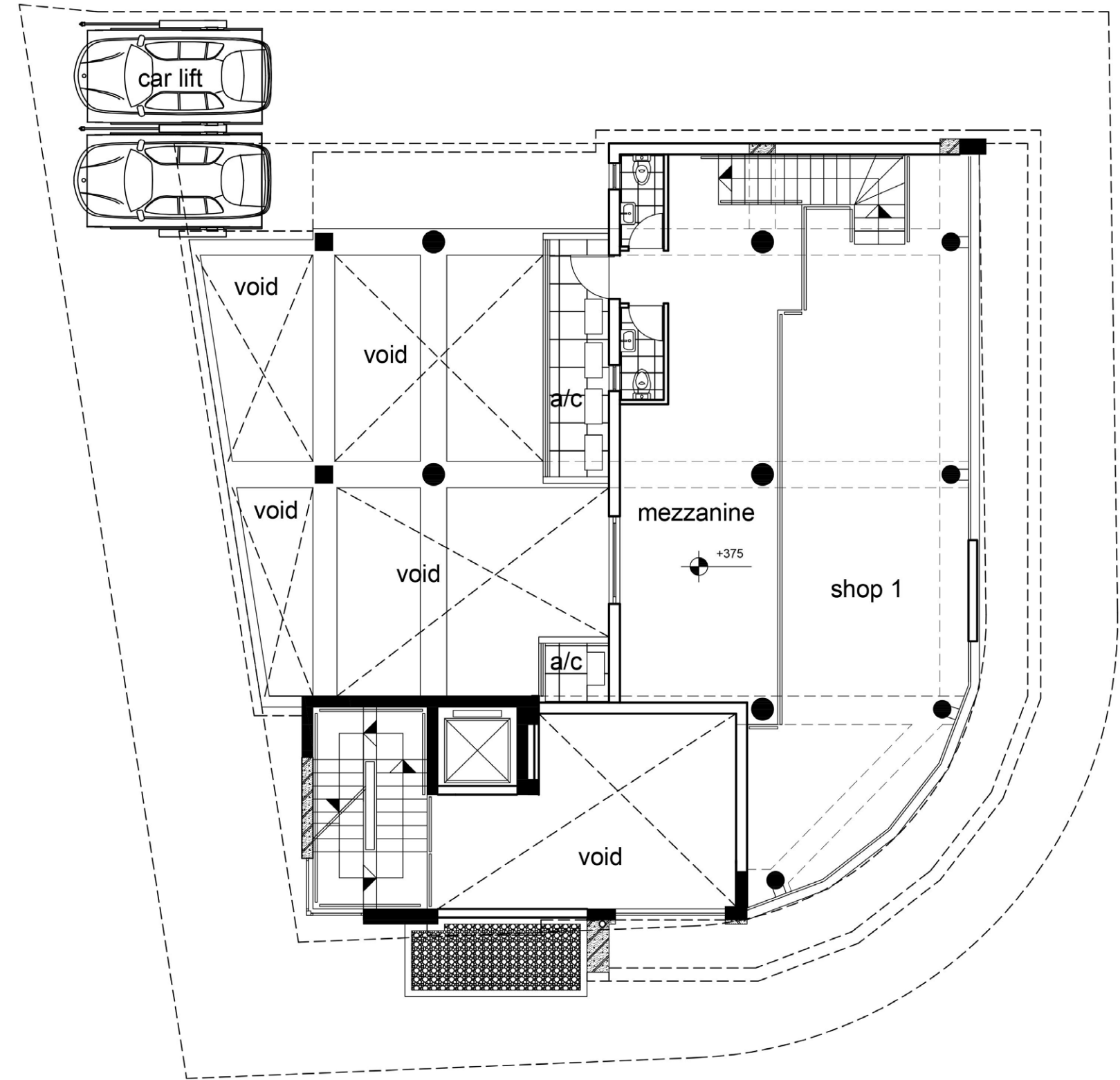


Roof



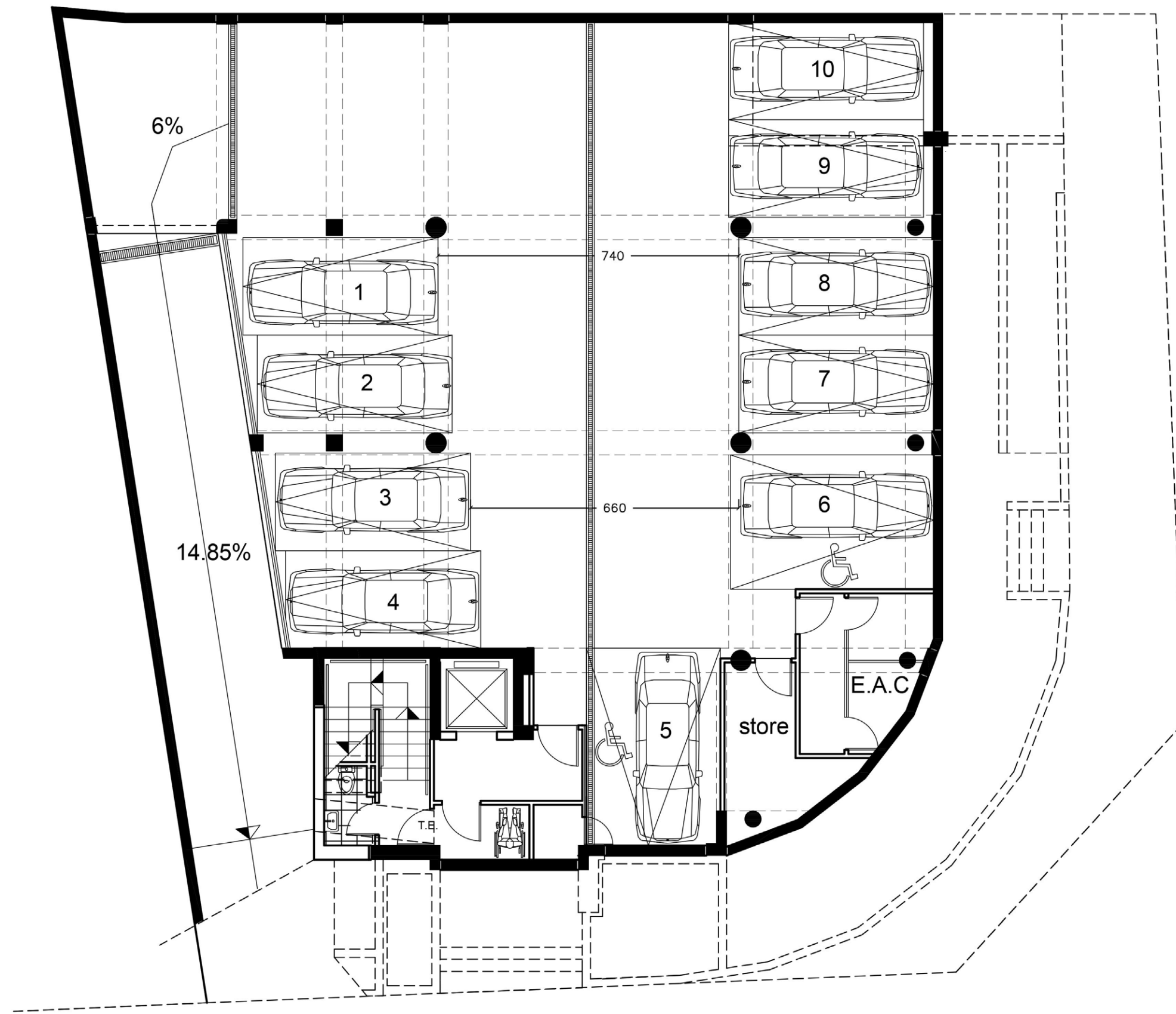


ground floor



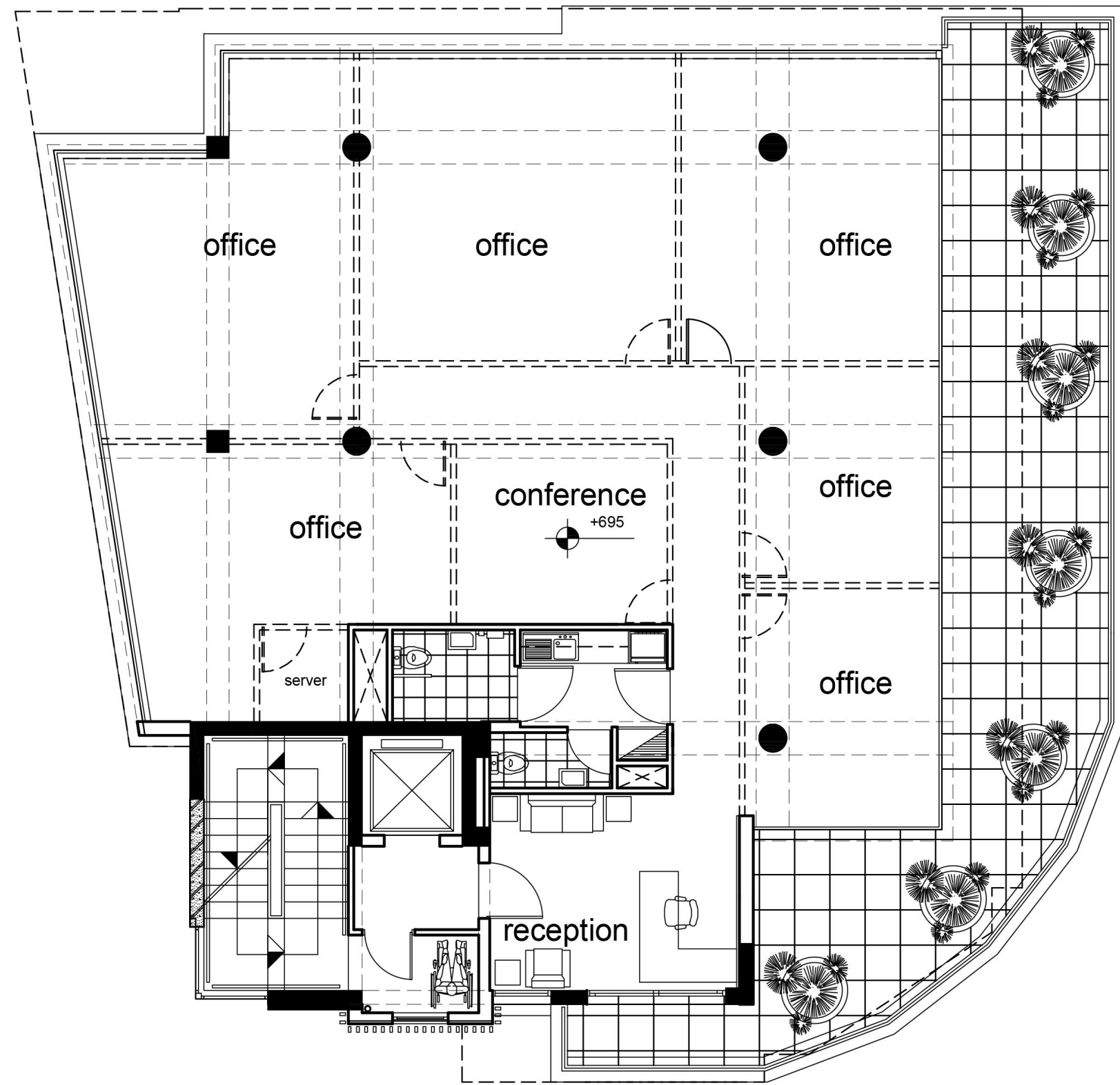
mezzanine floor



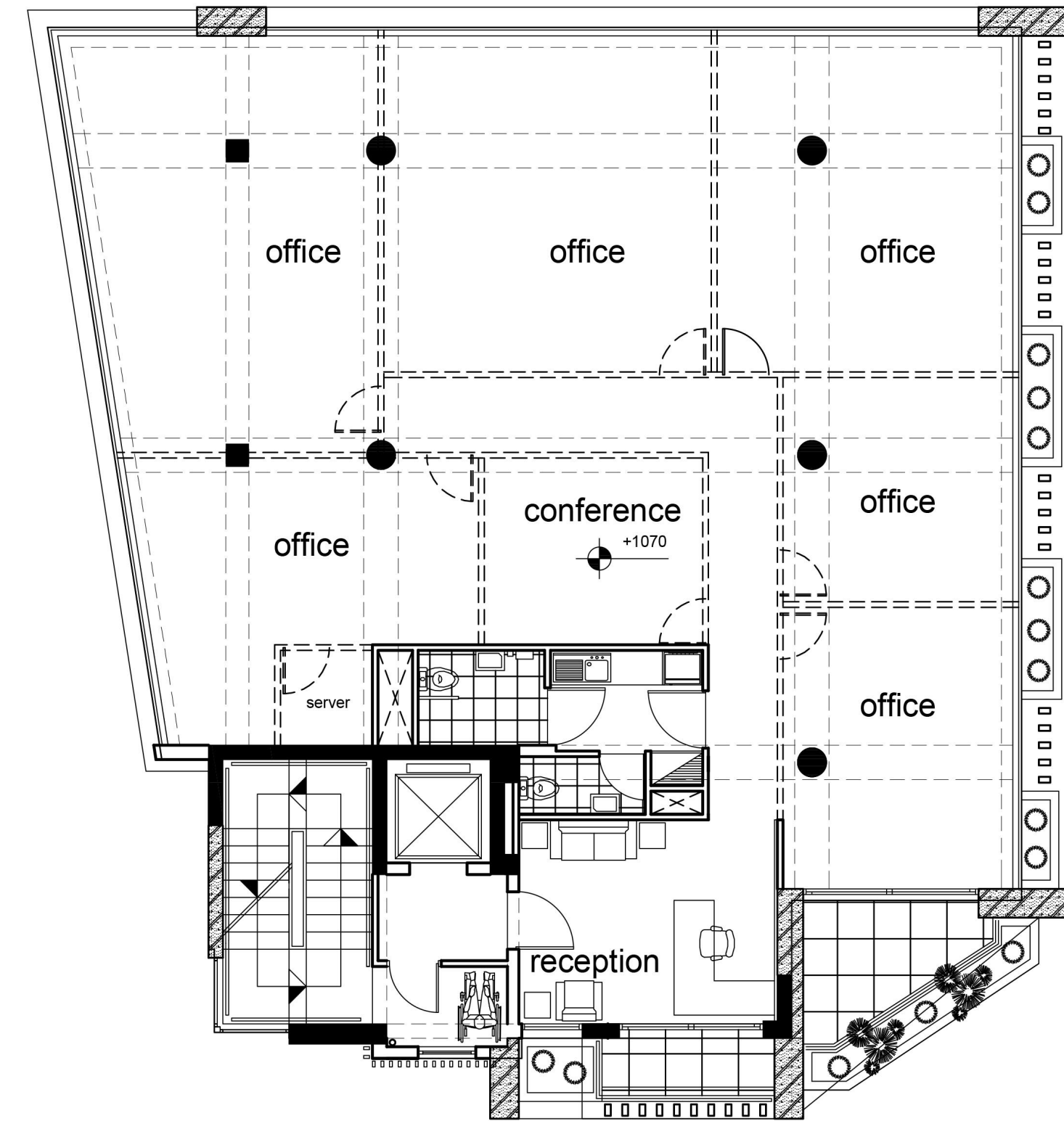


basement



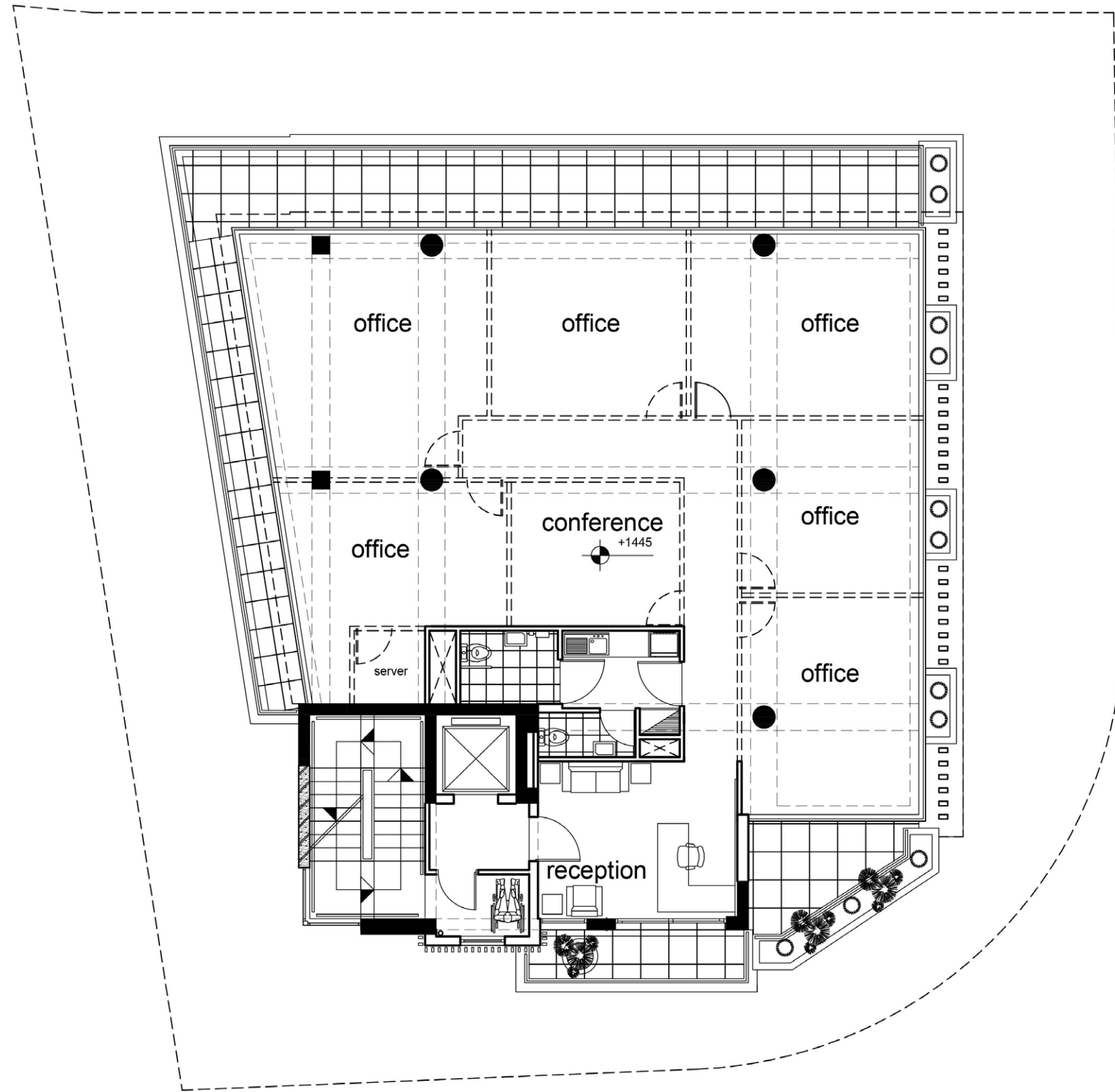


1st floor - office

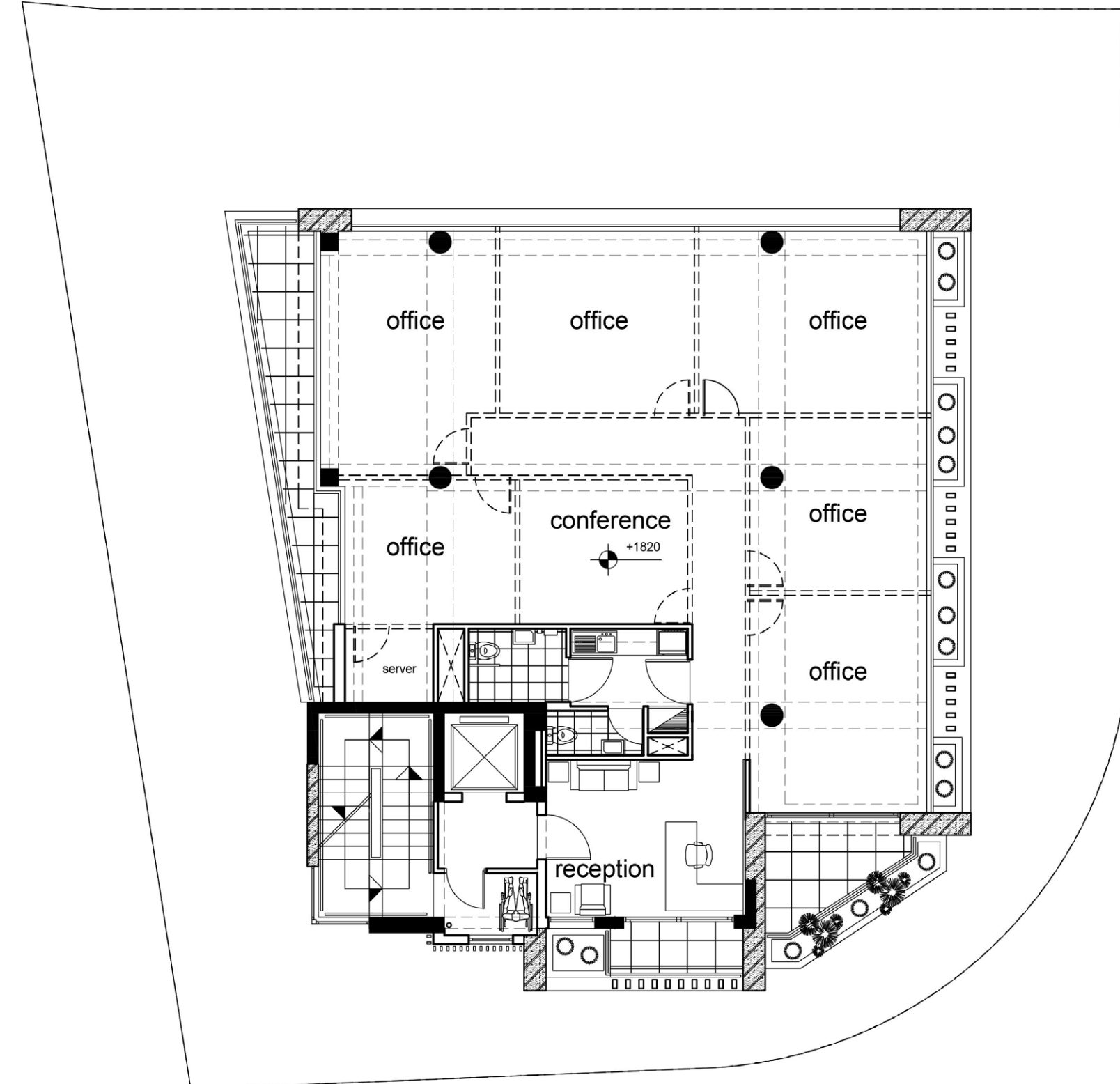


2nd floor - office



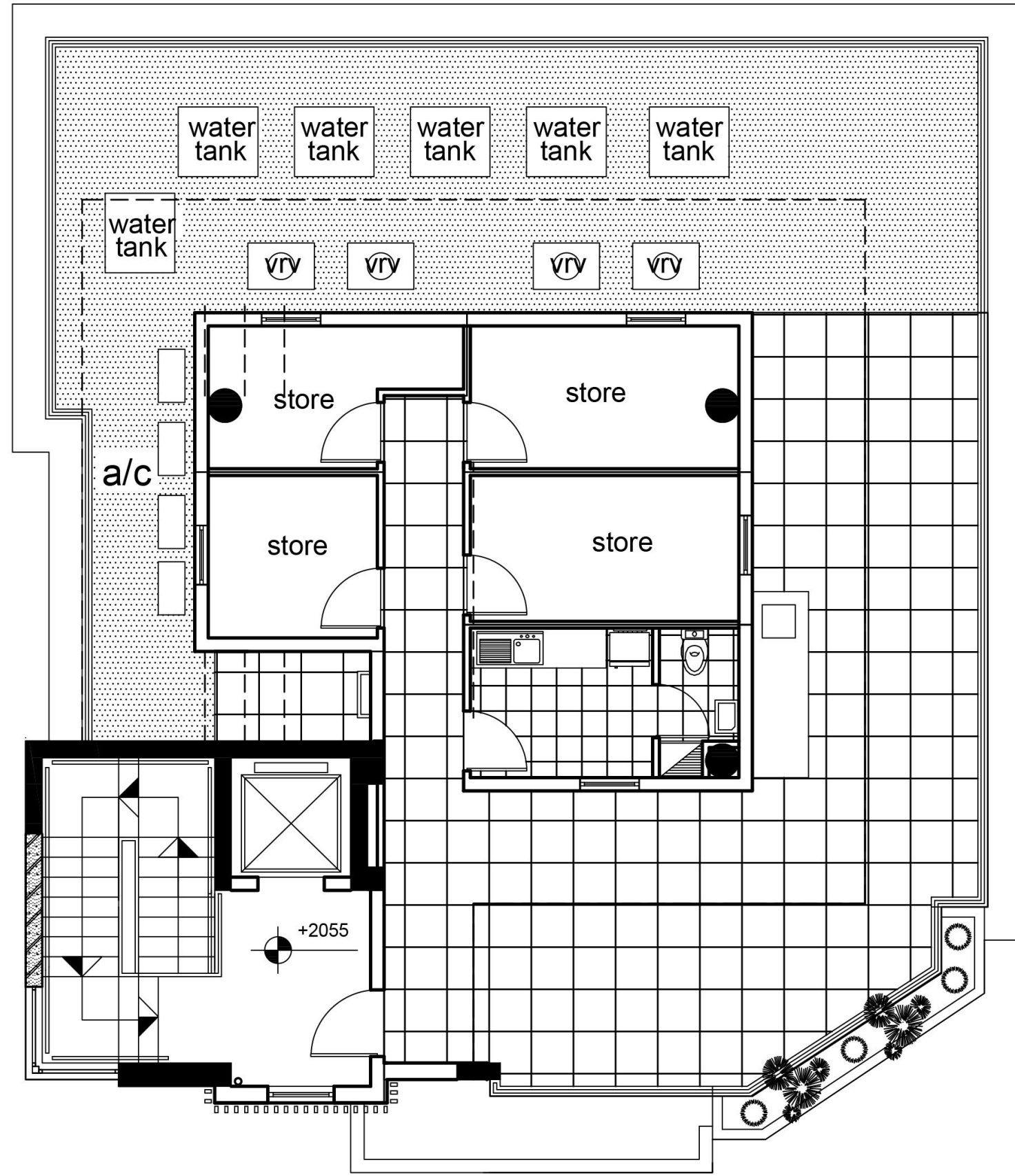


3rd floor - office

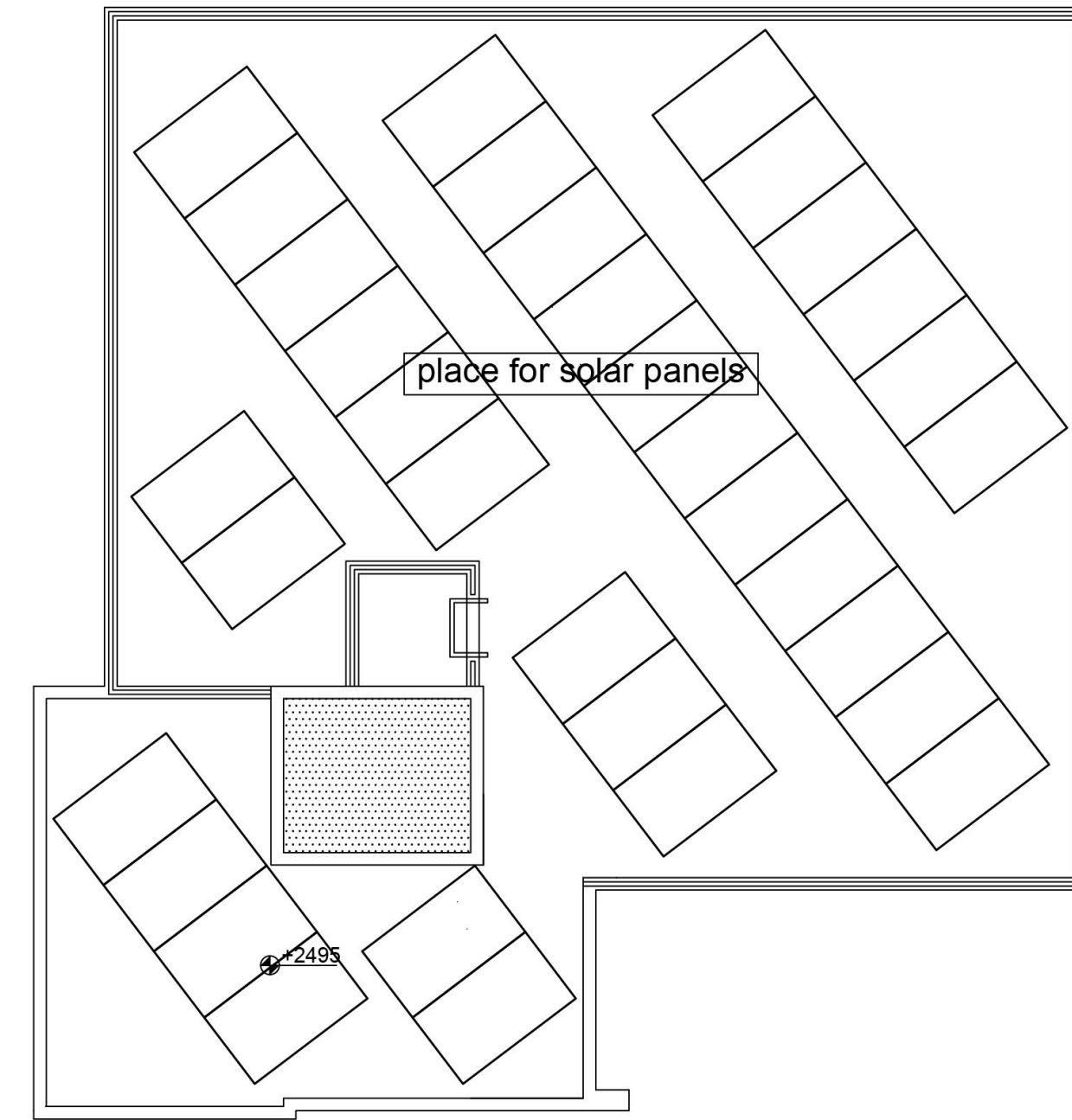


4th floor - office



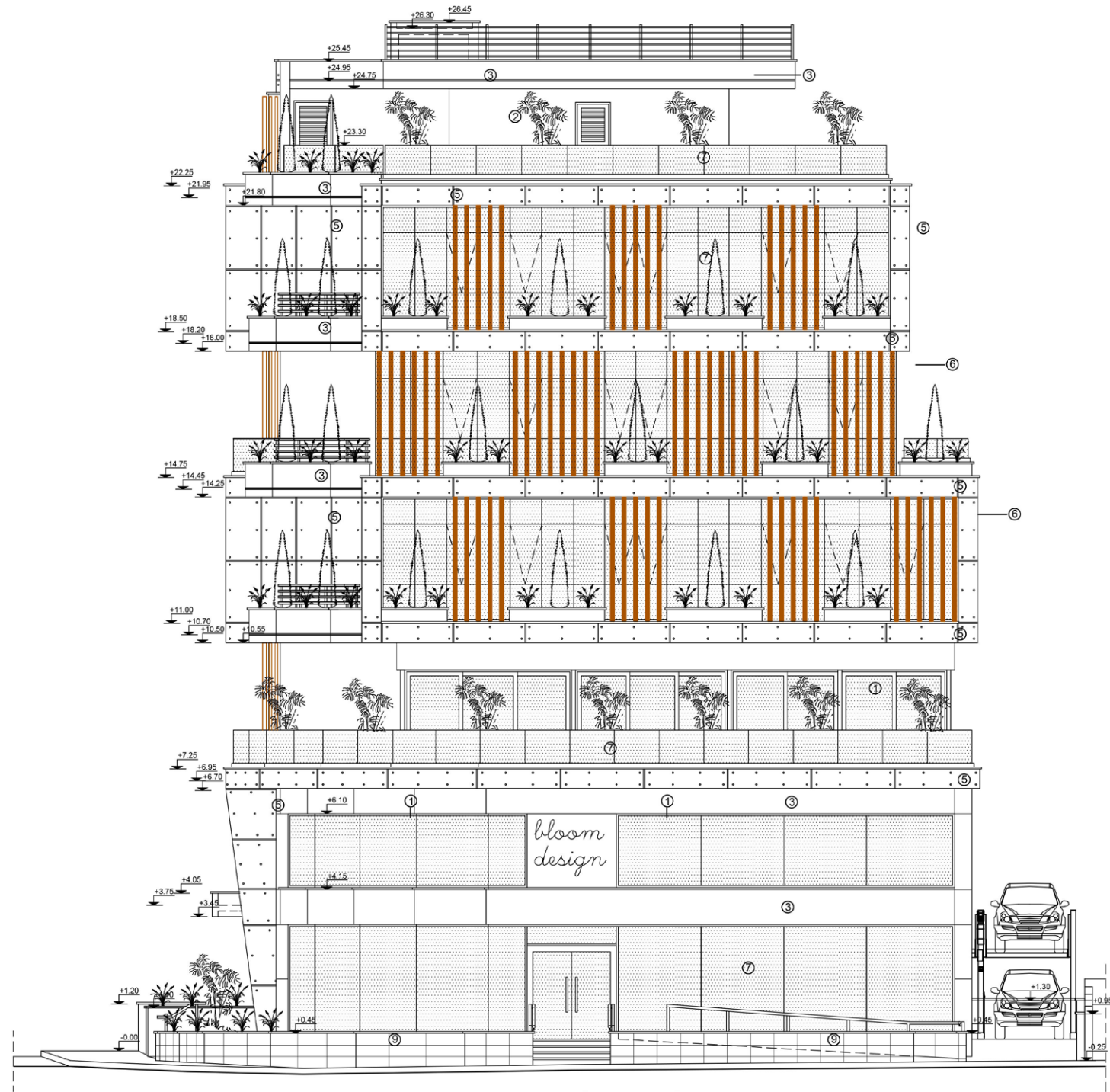


roof plan - stores

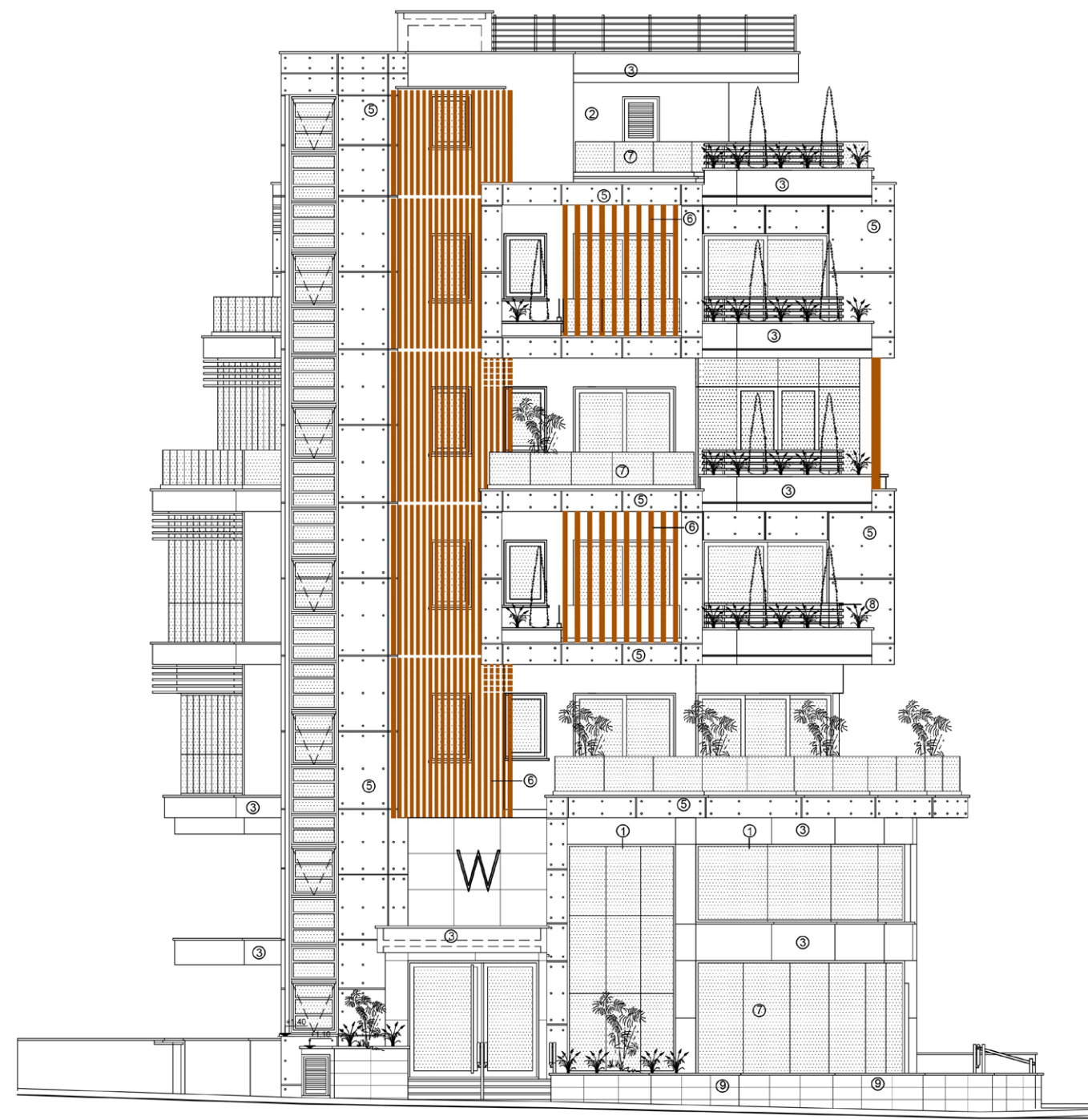


top roof plan

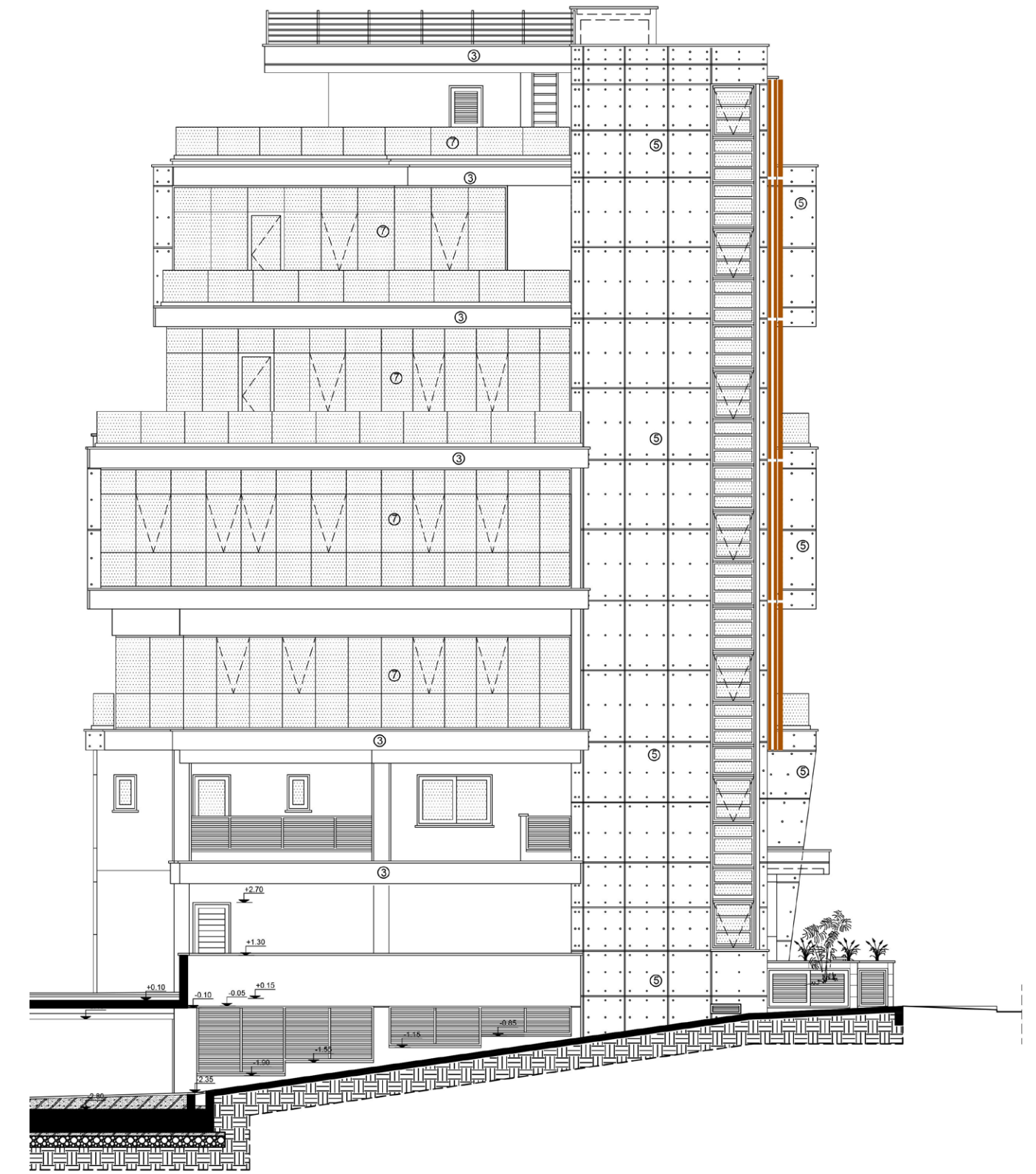




east elevation



south elevation



west elevation





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