



RIVER BUSINESS TOWER

About

RIVER BUSINESS TOWER

Smart Investment in Limassol's Commercial Heart

River Business Tower is a premium commercial investment in a prime business location. With strong rental demand, high-quality design, and limited availability of commercial buildings in central Limassol, the project offers excellent potential for rental income and long-term capital appreciation.

Investor Highlights:

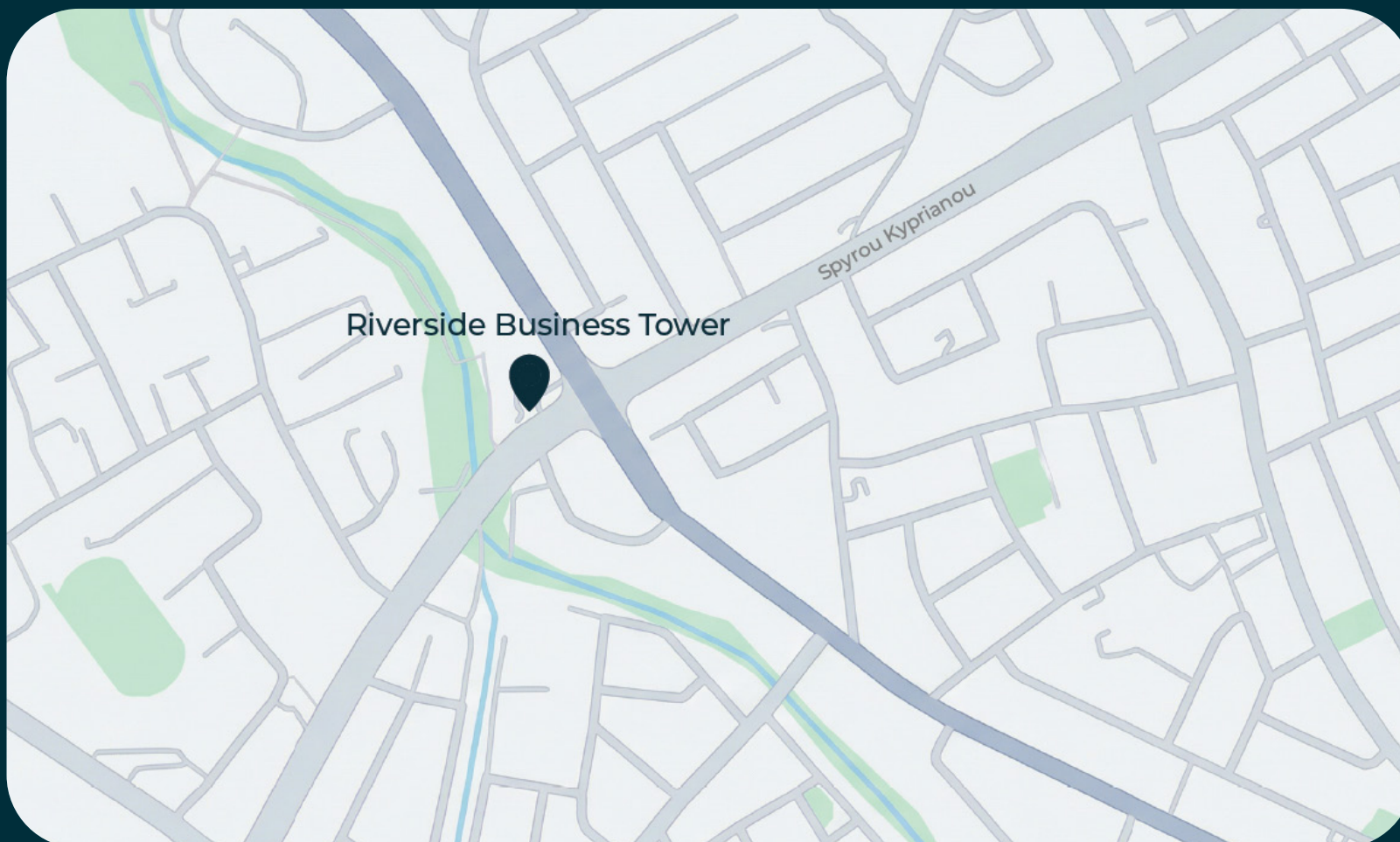
- ▶ Prime business location – Spyrou Kyprianou Avenue
- ▶ High rental demand from local & international companies
- ▶ Long-term capital appreciation potential
- ▶ Commercial building product with premium tenant appeal
- ▶ Ideal for income & portfolio diversification

Location: Spyrou Kyprianou, Limassol ([Click Here](#))

Type: Luxury Offices

Floors: 4 + 1 floors, basement, ground floor, mechanical floor

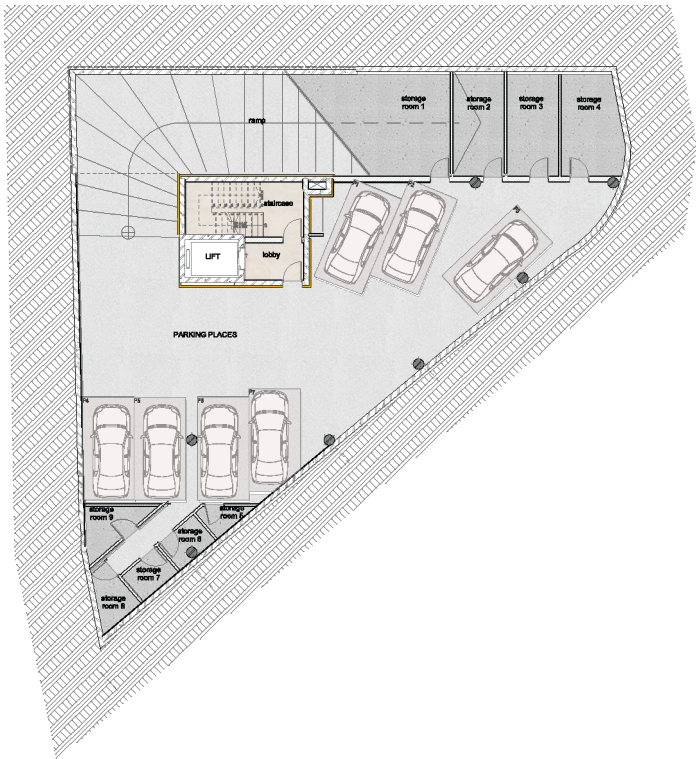




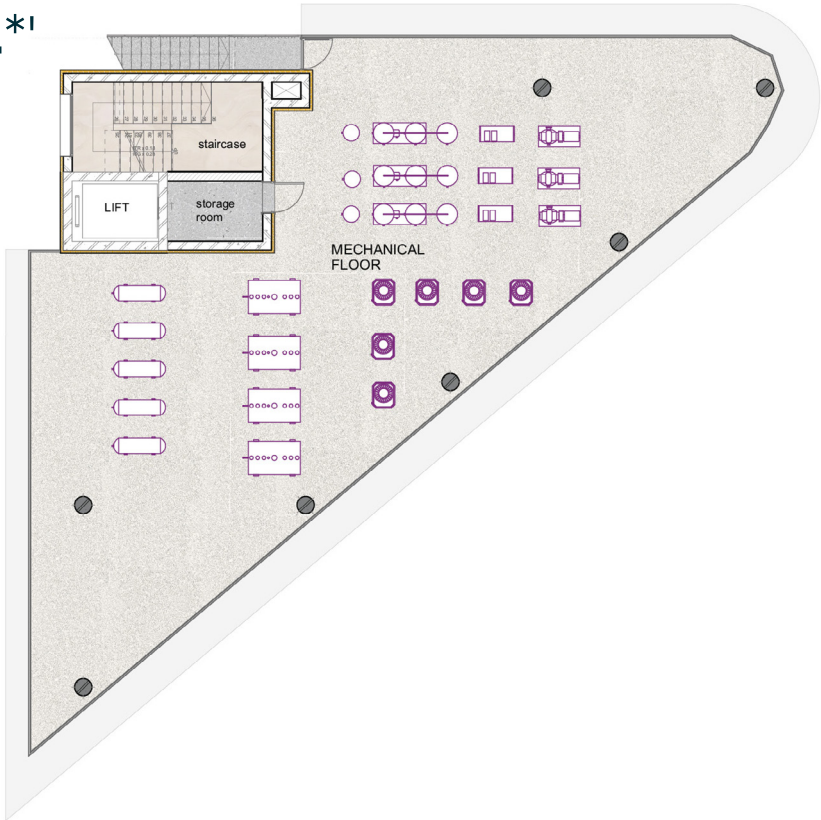
- ▶ Prime location in Limassol's main business district
- ▶ Direct access to the highway connecting Nicosia, Larnaca & Paphos
- ▶ 10 minutes away from city centre
- ▶ Direct access to main road
- ▶ Close to banks, legal firms, audit companies & corporate services
- ▶ Walking distance to cafés, restaurants, gyms & daily amenities - Minutes from Limassol Marina & the seafront promenade
- ▶ Strong rental demand from local & international companies
- ▶ Limited supply of modern Grade A offices in central Limassol
- ▶ Long-term capital appreciation supported by ongoing urban growth

Architectural Plans

BASEMENT



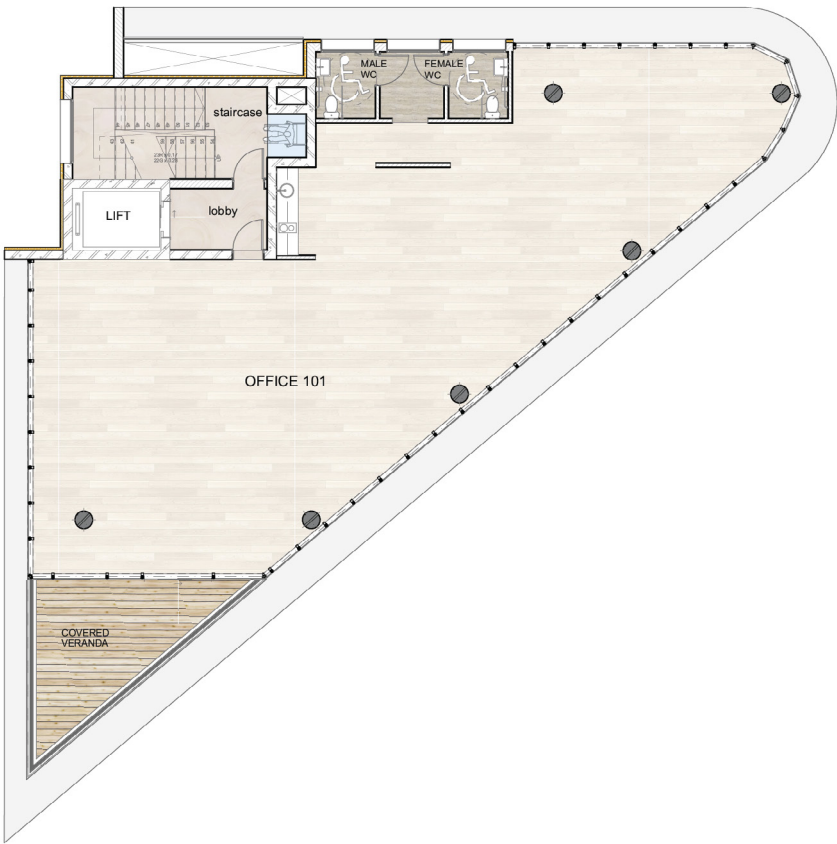
MECHANICAL*1



GROUND FLOOR

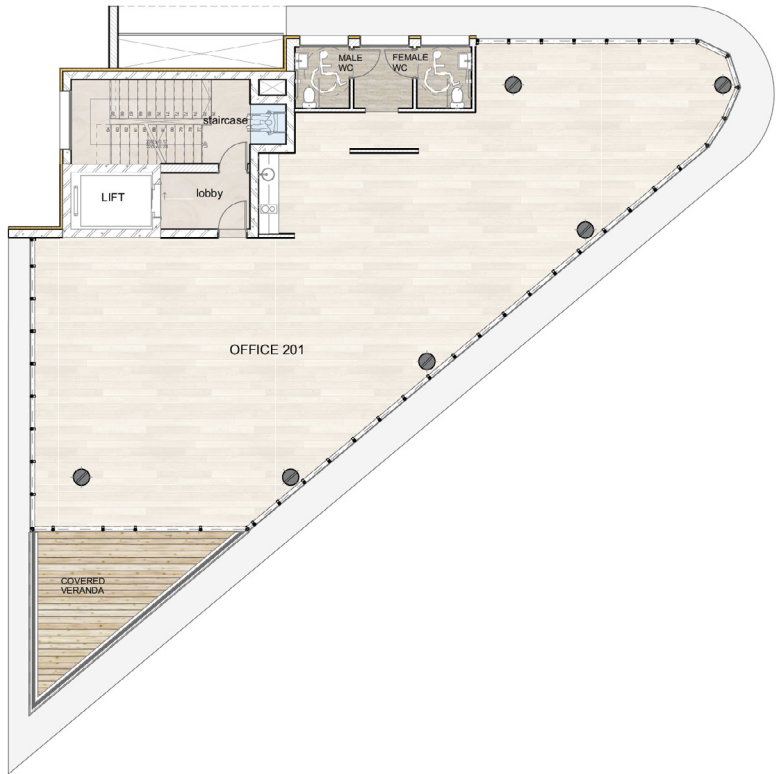


1ST FLOOR

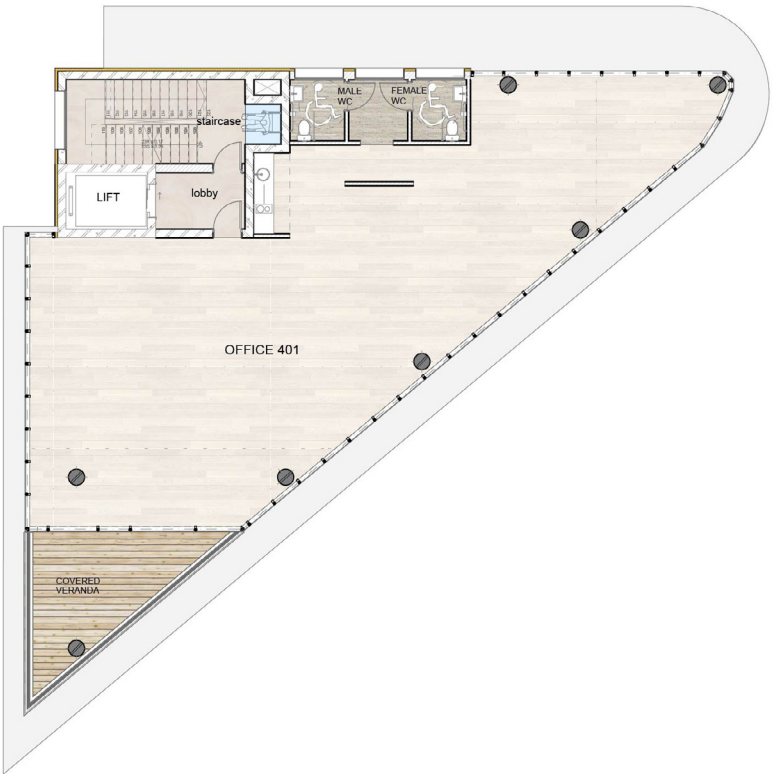


*1 available space for office, storage or a server

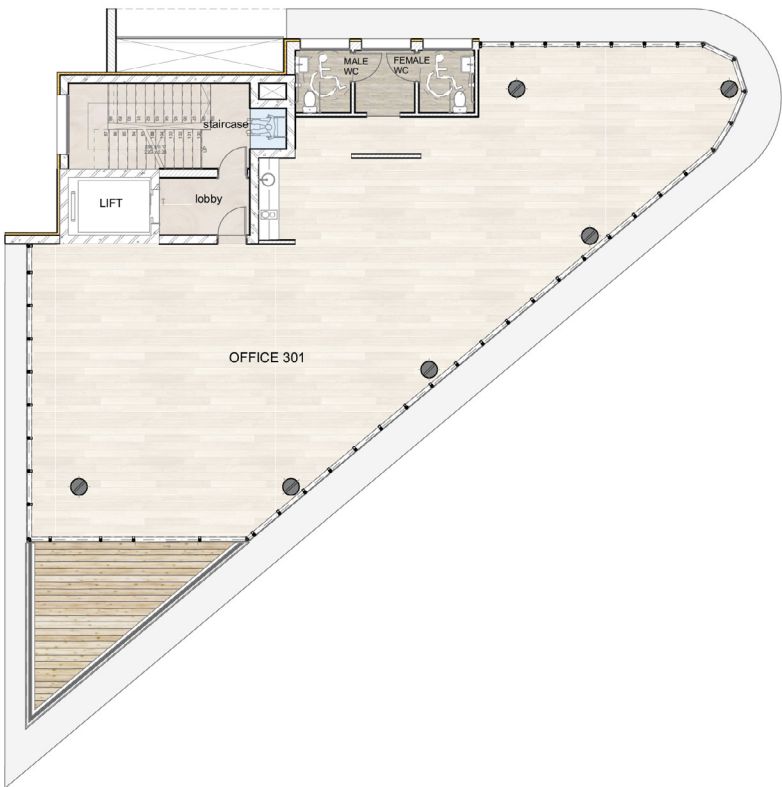
2ND FLOOR



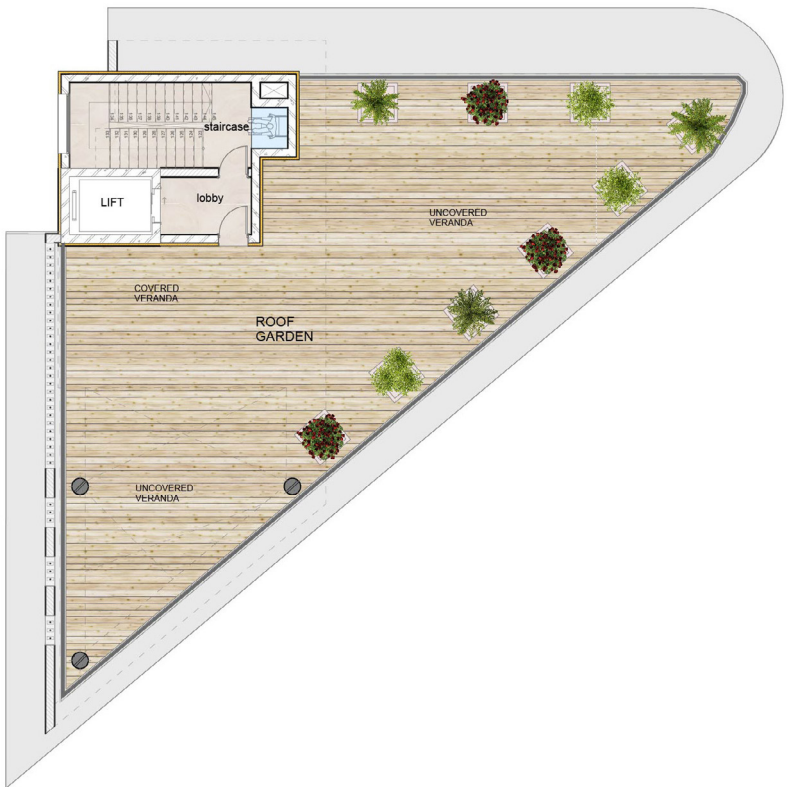
4th FLOOR



3RD FLOOR



ROOF GARDEN



OFFICES

AREAS/PRICE LIST

Office No.	Floor	Internal Area (Net)	Covered Verandas	Communal	Total Covered Area	Uncovered Verandas	Store Rooms	Total Area	Parking Places	Availability	ROI
		[m²]	[m²]	[m²]	[m²]	[m²]	[m²]	[m²]		Euro + VAT	
0	Basement	0	0	277	277	0	104	381	7		
001	Ground Floor	0	0	55	55	0	0	55	9		
	Mechanical Floor	0	0	229	229	0	6	235	0		
101	1st Floor	189	19	167,25	375	0	26	401,25	4		
201	2nd Floor	189	19	167,25	375	0	26	401,25	4		
301	3rd Floor	189	19	167,25	375	0	26	401,25	4		
401	4th Floor	175	19	167,25	361	0	26	387,25	4		
	Roof-Terrace	0	39	29	68	137	0	205	0		
	Total	742	115	698	1,555	137	110	1,802	16	€5,500,000.00	6.00%



- ▶ Prime commercial location in the heart of Limassol's business district
- ▶ Strong rental demand with attractive long-term income potential
- ▶ Limited supply of luxury offices supporting capital appreciation
- ▶ Prestigious, high-spec investment ideal for portfolio diversification

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Built for Growth. Designed for Investment

BIULDIING TOMORROW, TODAY