



MAGNILIA PROJECT

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INVESTMENT HIGHLIGHTS



Large On-Site Car Park

Magnilia Projects has two connected buildings and 100 parking spaces. Ample parking benefits employees, visitors, and future business growth.



Shell and Core Explained

A shell and core building is constructed to a partially finished state, allowing tenants to customize the interior. It includes a completed exterior, basic internal framework, and essential services like power and HVAC. This approach offers flexibility for businesses to design interiors that match their operational needs and brand identity. It enables companies to create tailored, efficient, and brand-aligned workspaces.



Cost-Effective Workspace

Magnilia Projects offers a cost-effective workspace due to its size and economy of scale. Competitive pricing makes it attractive for budget-conscious companies. Large floor plates and efficient design help reduce overall costs, supporting business growth.



Modern Design

Magnilia Projects' cutting-edge design and flexible floor plans attract top-tier tenants. Modern amenities and advanced infrastructure promote productivity and innovation. Its prestigious location and state-of-the-art facilities ensure high rental potential and lasting value.

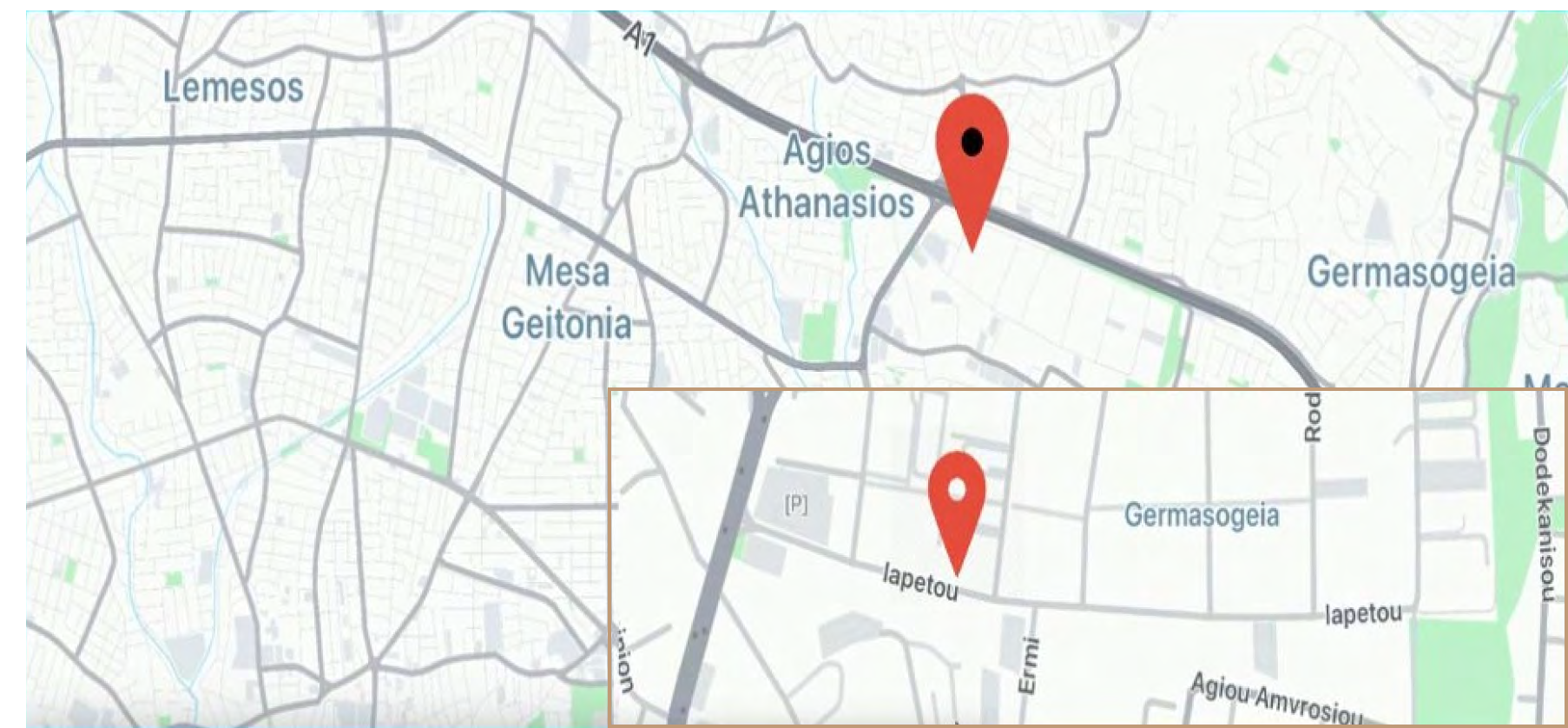
PROJECT DESCRIPTION

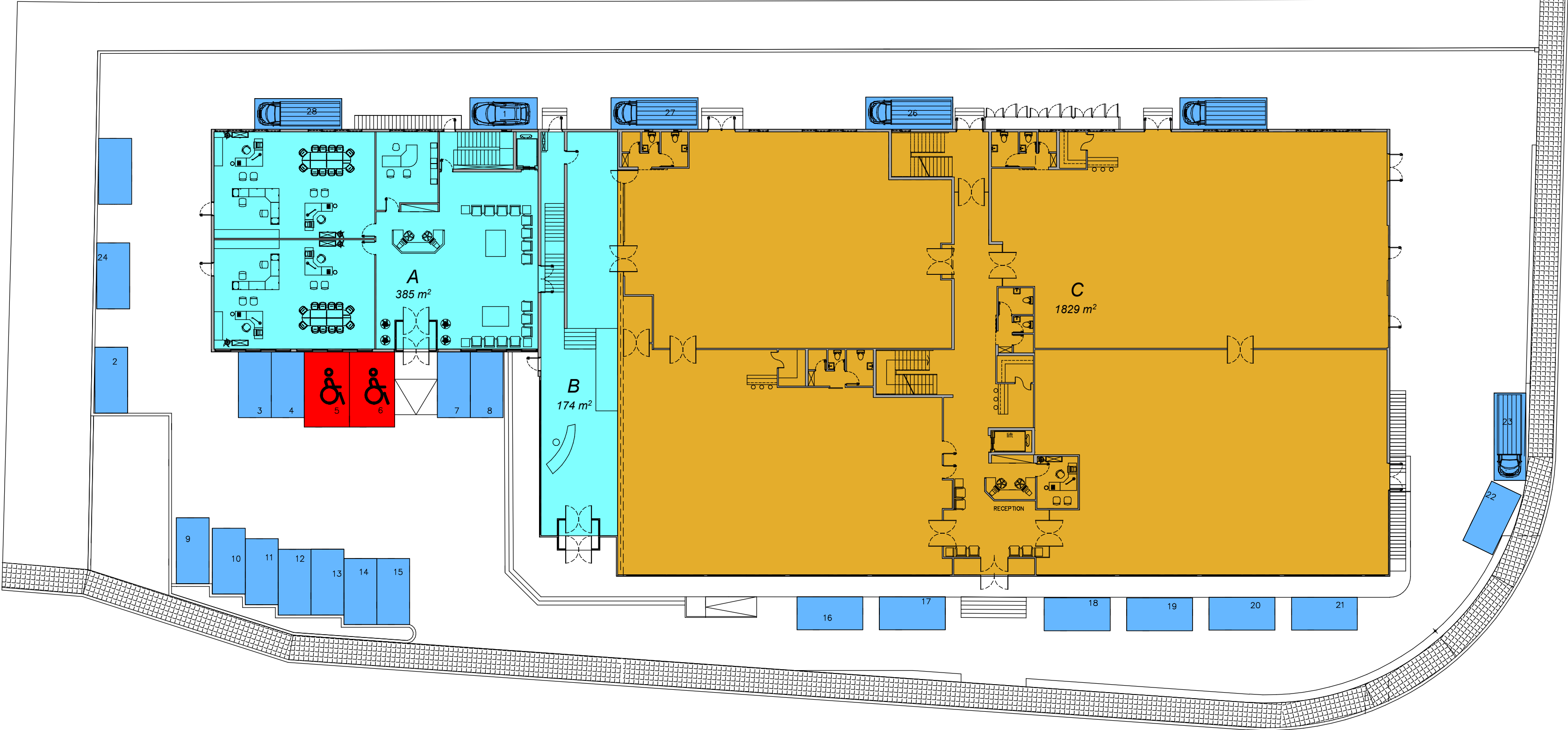
The Magnilia Projects is situated in the Agios Athanasios Industrial Area in Limassol, this location offers both convenience and strategic importance. It is ideally positioned to provide easy access to major transport routes, including highways and arterial roads, which facilitate efficient connectivity to the rest of the city and beyond.

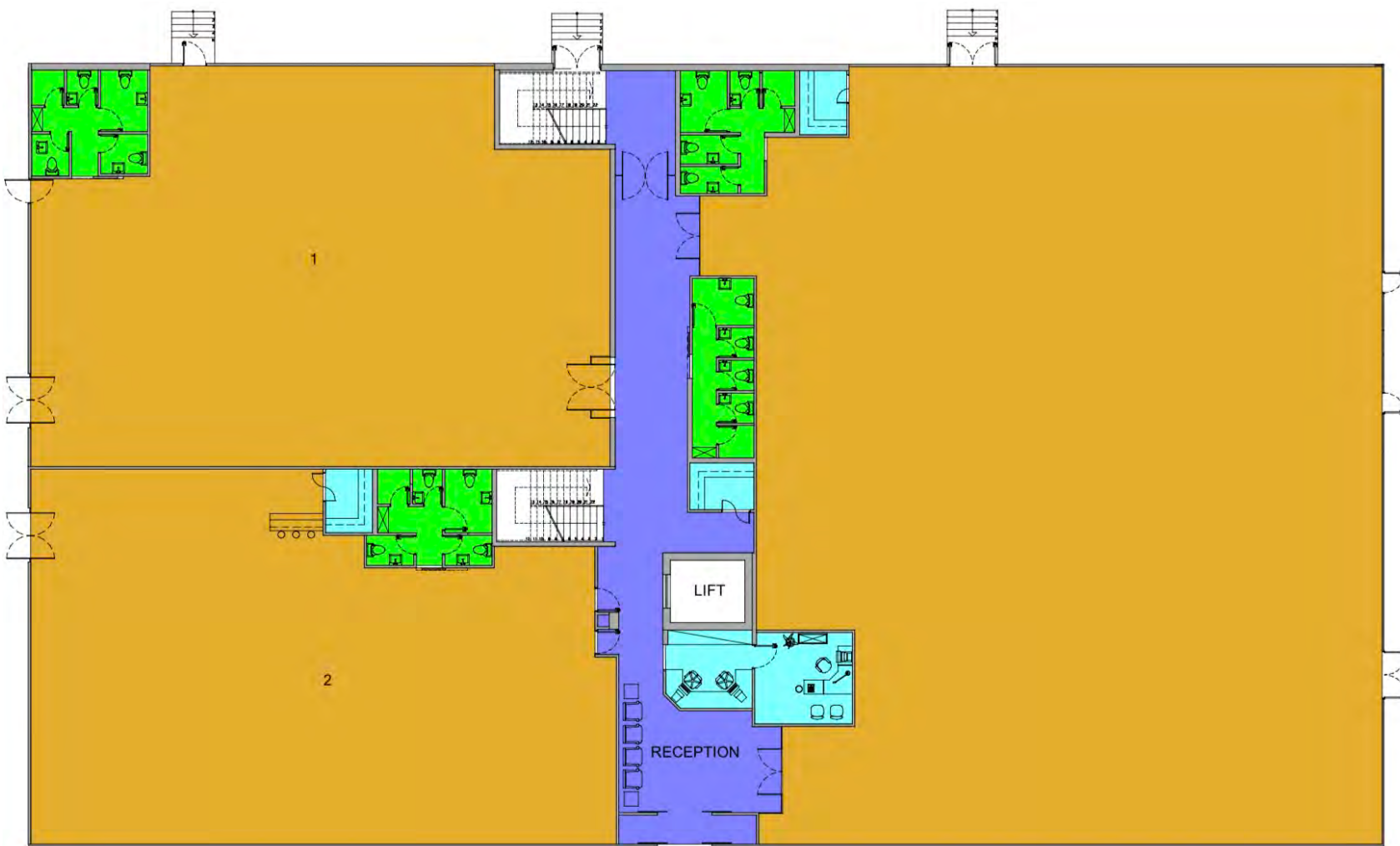
Additionally, its proximity to key business hubs and commercial centers makes it an attractive destination for companies seeking to establish or expand their operations. This prime location enhances the accessibility of the MAGNILIA building and underscores its potential as a thriving center for business and commerce.

- Total project area 4600 m²
- Clear ceiling height of 2,5m
- Parking for 30 cars
- Roof garden

The Magnilia Projects stand as a cutting-edge industrial facility nestled within the Agios Athanasios Industrial Area of Limassol. This prestigious development presents a remarkable opportunity for investors and businesses yearning for a dynamic and contemporary workspace in one of Cyprus's most vibrant economic centers.





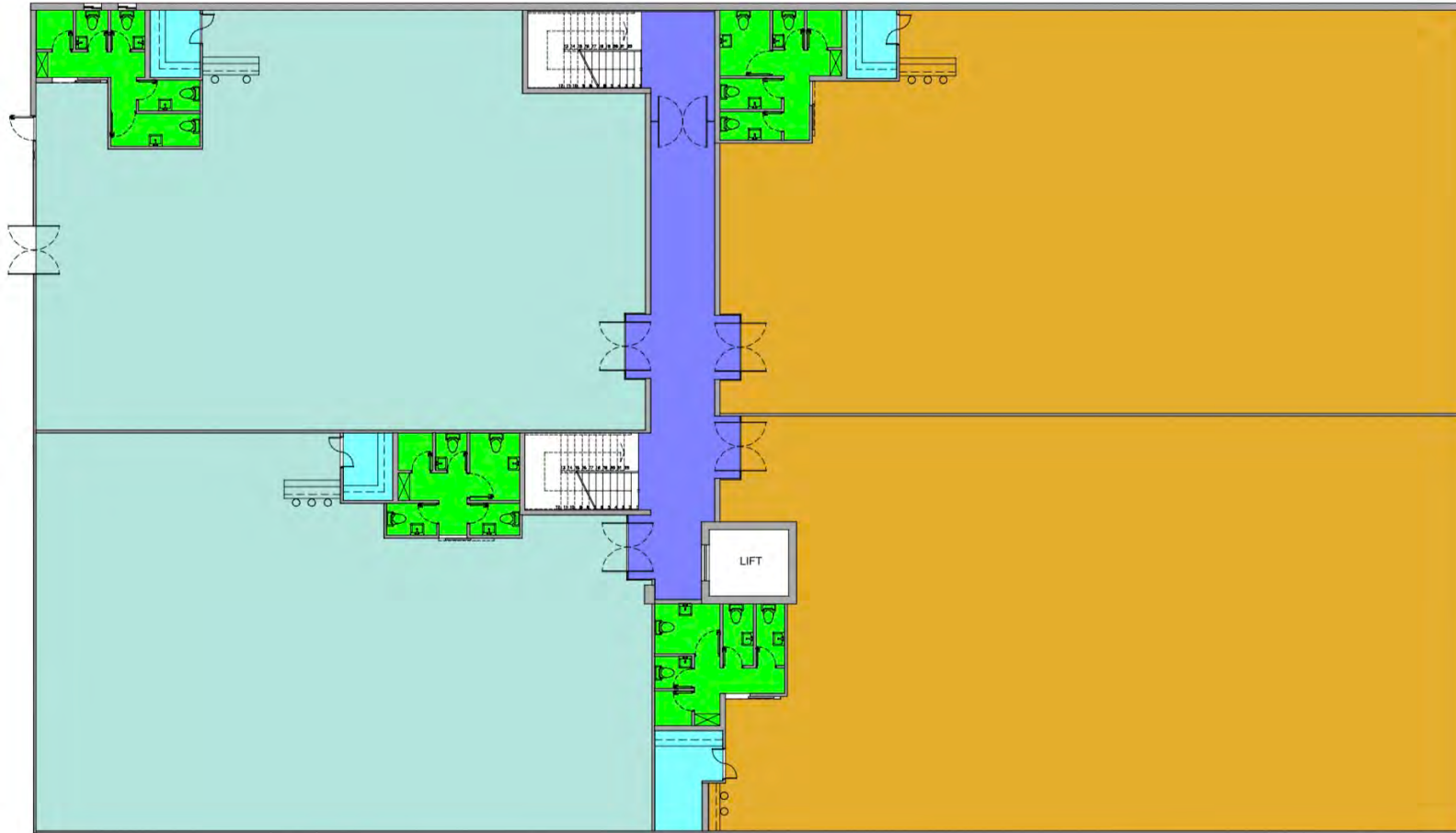


Ground Floor
Total Area 1790 m²

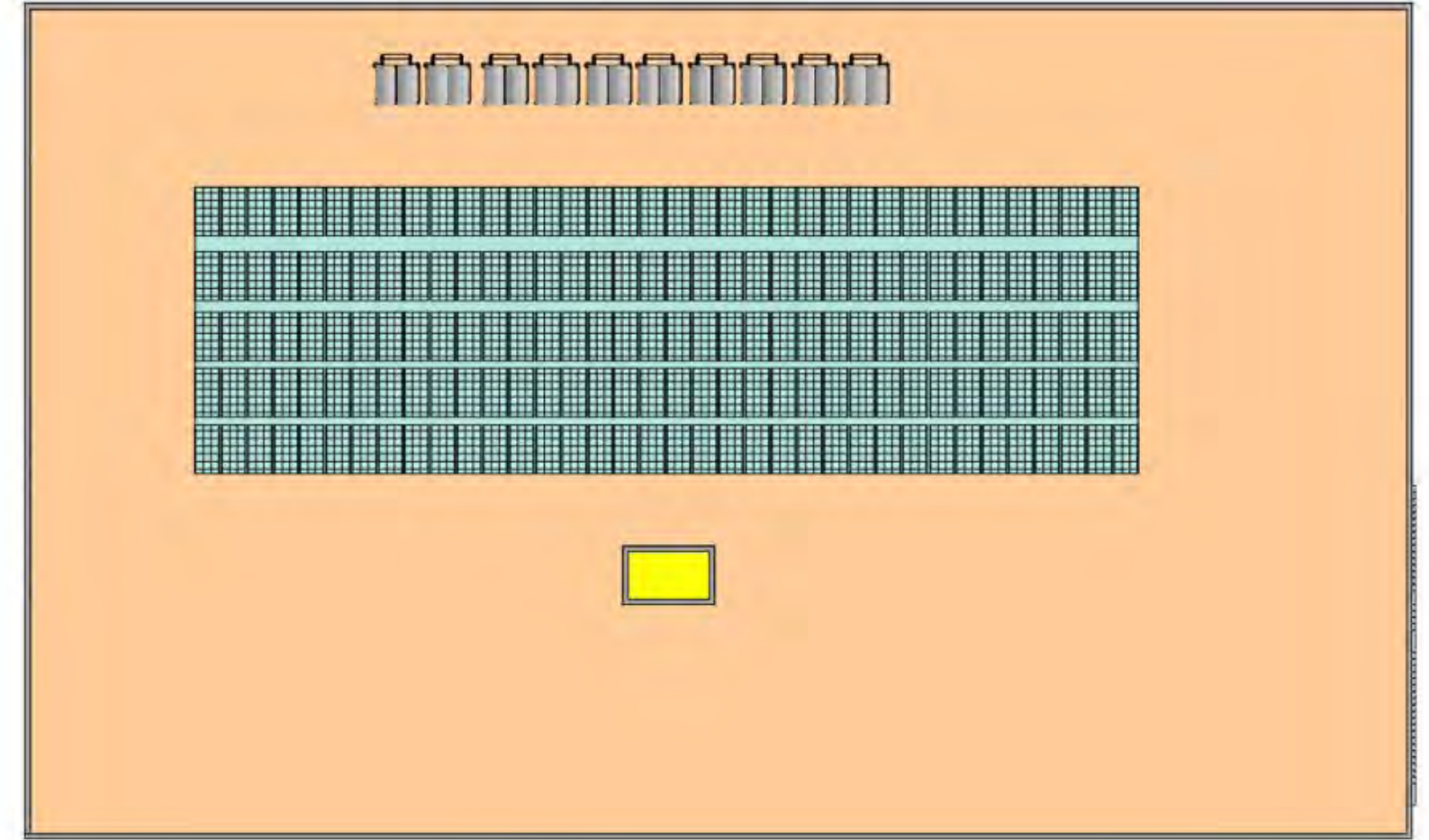


1st office floor
Total floor area 1790 m²

PROJECT A



2nd office floor
Total floor area 1790 m²



Roof
Total floor area 1790 m²

OPTIMAL SPACE UTILIZATION PROJECT A

01 Open Plan Workspace

1500m² designed for collaborative and flexible work environments. These workspaces are perfect for fostering innovation and teamwork, with flexible layouts that can be adjusted as needs evolve.

02 Private offices / Quiet zones

1000m² ideal for focused work and confidential discussions. These offer privacy and minimal distractions, making them ideal for tasks require high levels of concentration.

03 Administrative Areas

670m² designed for administrative personnel, including private offices for heads in accounting, compliance, HR, legal, marketing, sales, IT support, customer and operations. These areas are designed to ensure efficient workflow and among different departments.

04 Executive Offices

700m² providing premium space for executive managers, offices for the CEO, COO, CFO, CTO, CMO, CHRO, General and heads of major departments. These offices offer a high comfort and privacy, with high-end finishes and furnishings.

OPTIMAL SPACE UTILIZATION PROJECT A

05 Meeting Rooms

800m² equipped for all conferencing needs, accommodating meeting rooms of various sizes. These rooms are designed to facilitate everything from small team meetings to large corporate presentations.

06 Breakout Spaces And Cafeteria

500m² including relaxation zones, social areas, a gym, food court, club, social dub, and event space, promoting a healthy work-life. These amenities are crucial for maintaining employee satisfaction well-being.

07 Support Spaces

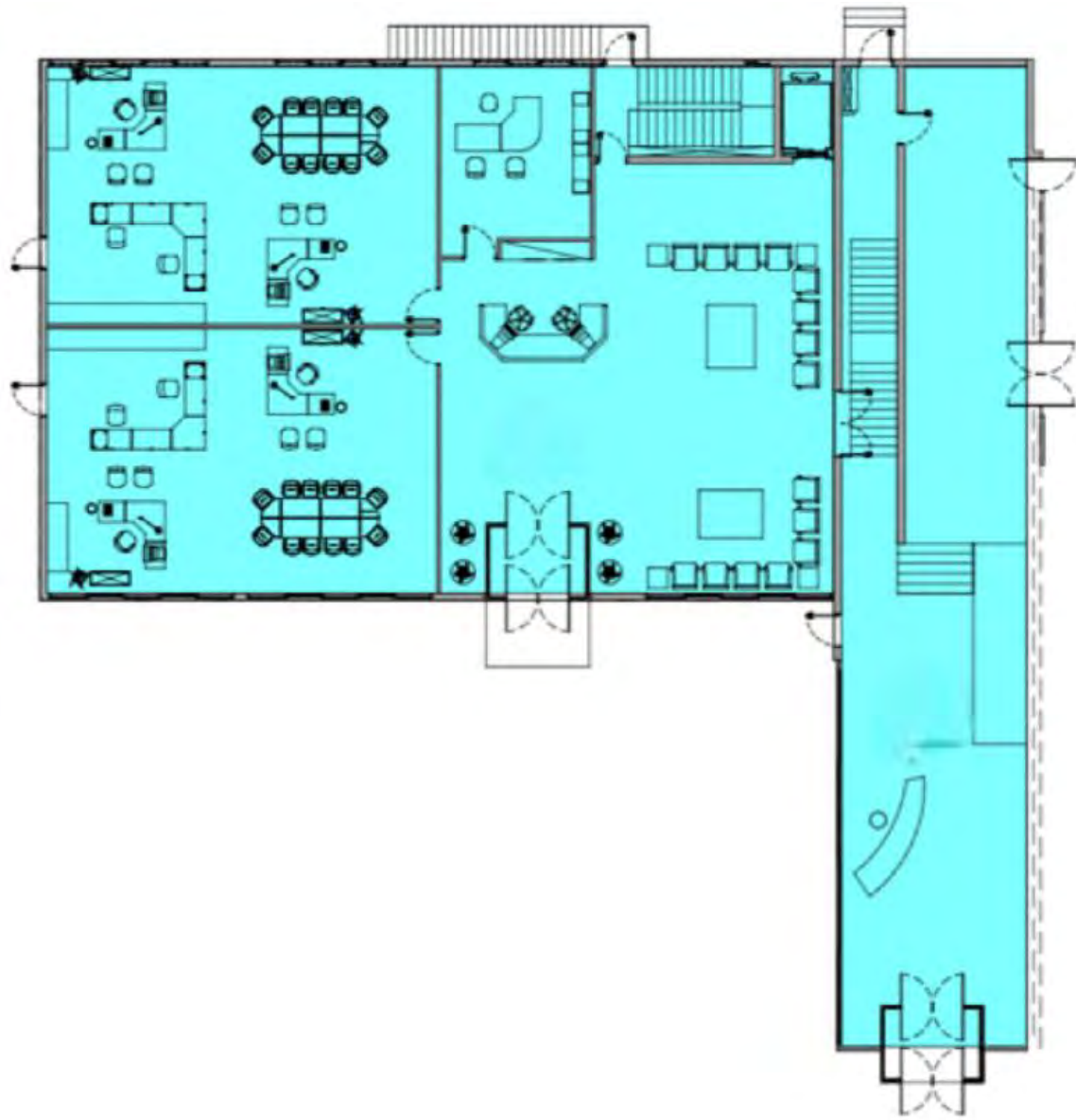
200m² for restrooms, storage, and IT rooms. These essential facilities ensure the smooth operation of the building and provide the necessary support for all other

08 Roof Garden

1790m² perfect for outdoor sports, events, and recreational activities. This space enhances the aesthetic appeal of the building and provides a valuable area for relaxation and socialization.

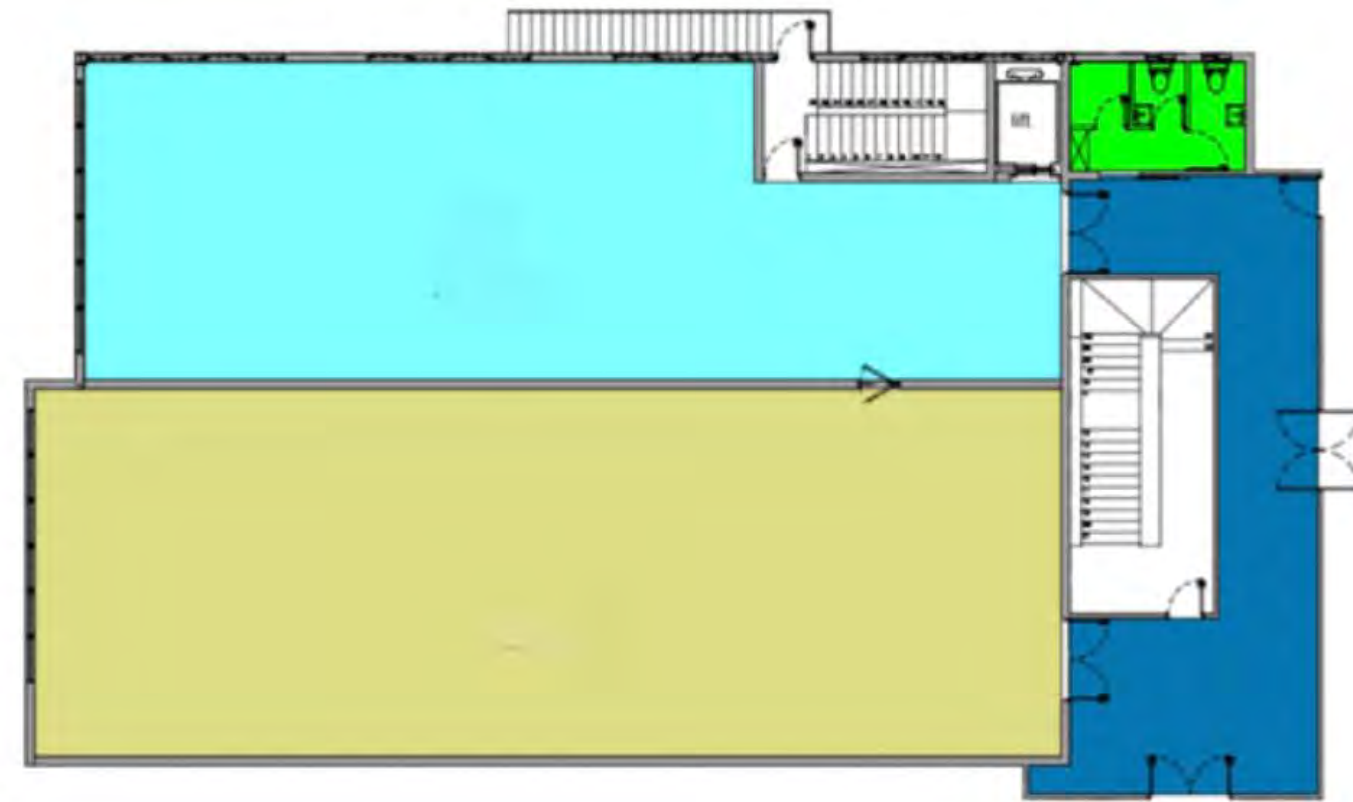
Ground Floor

Total Area - 450 m²



1st floor

Total Area - 450 m²



PROJECT B

OPTIMAL SPACE UTILIZATION PROJECT B

01 Open Plan Workspaces

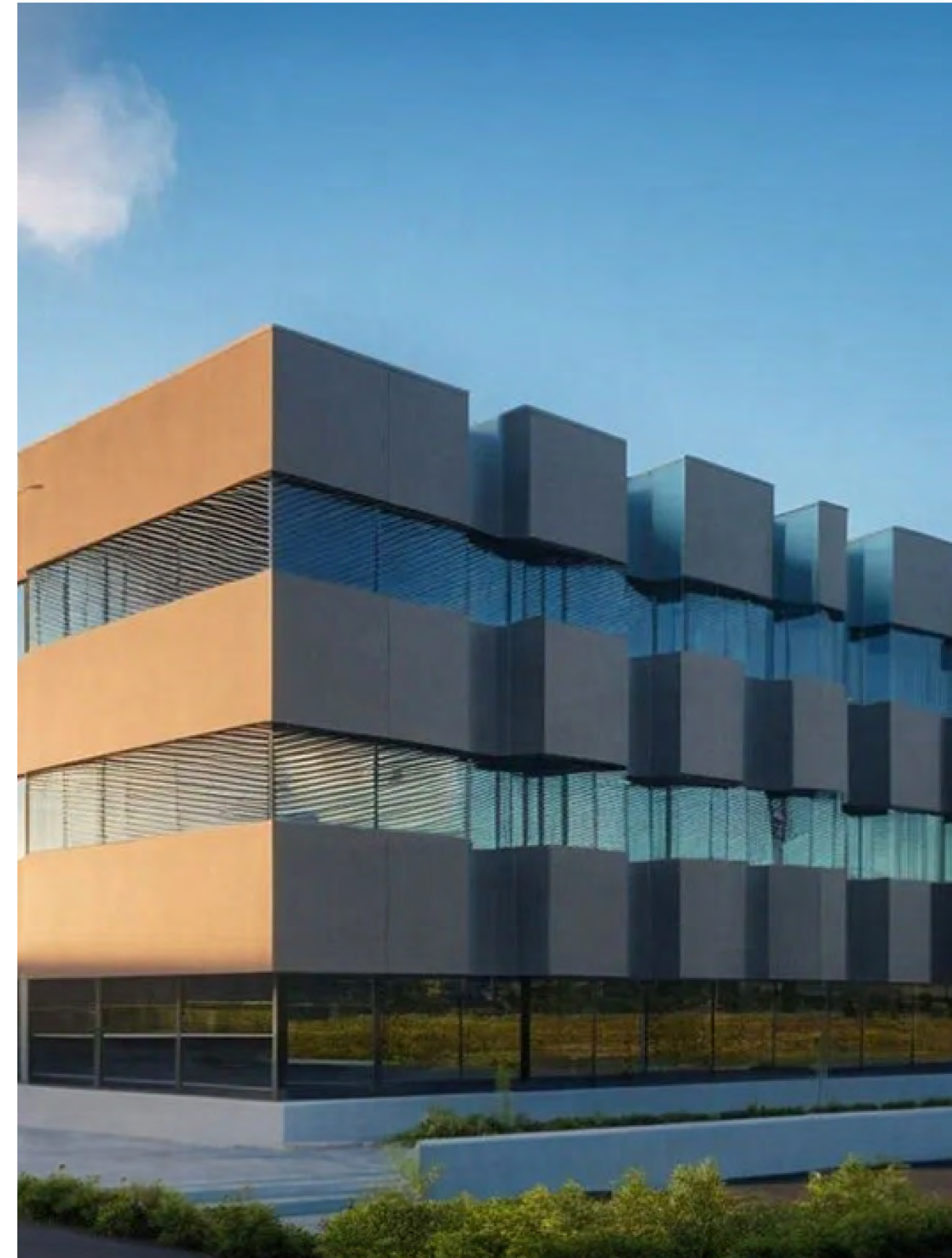
100m² designed for collaborative and flexible work environments. These workspaces are perfect for fostering innovation and teamwork, with flexible layouts that can be adjusted as needs evolve.

02 Private Offices / Quiet Zones

200m² ideal for focused work and confidential discussions. These spaces offer privacy and minimal distractions, making them ideal for tasks that require high levels of concentration.

03 Administrative Areas

200m² designed for administrative personnel, including private offices for department heads in accounting, compliance, HR, legal, marketing, sales, IT support, customer service, and operations. These areas are designed to ensure efficient workflow and communication among different departments.



OPTIMAL SPACE UTILIZATION PROJECT B

04 Executive Offices

200m2 providing premium space for executive managers, including offices for the CEO, COO, CFO, CTO, CMO, CHRO, General Counsel, and heads of major departments. These offices offer a high level of comfort and privacy, with high-end finishes and furnishings.

05 Meeting Rooms

100m2 equipped for all conferencing needs, accommodating meeting rooms of various sizes. These rooms are designed to facilitate everything from small team meetings to large corporate presentations.

06 Support Spaces

100m2 for restrooms, storage, and IT rooms. These essential facilities ensure the smooth operation of the building and provide the necessary support for all other functions.



07 Roof Garden

400m2 perfect for outdoor sports, events, and recreational activities. This space enhances the aesthetic appeal of the building and provides a valuable area for relaxation and socialization.

FUNCTIONAL USE

Co-Working Spaces

Develop an energetic co-working ambiance engineered to nurture collaboration and ingenuity. This fluid workspace design embraces flexibility, seamlessly catering to a diverse array of business scales and sectors, epitomizing the essence of shared workspaces. Its versatile configuration embodies a perfect equilibrium of practicality and elegance, igniting a spirit of synergy and innovation among its occupants.

Tech Hubs

Craft a cutting-edge workspace tailored for technology startups and established IT firms. With its open-plan layout and state-of-the-art infrastructure, this environment is meticulously curated to cultivate a culture of innovation and collaboration. Its contemporary design seamlessly merges functionality with aesthetics, providing an inspiring backdrop for the exchange of ideas and the pursuit of excellence in technological advancement.



The Magnilia Projects are meticulously crafted to meet the ever-changing demands of contemporary enterprises. By offering a shell and core structure, tenants or proprietors are empowered to customize the space to exact specifications, rendering it adaptable for a diverse array of sectors, encompassing technology, finance, legal, and beyond. This inherent flexibility serves as a pivotal asset, facilitating the organic growth and evolution of businesses within the premises

TECHNICAL SPECIFICATIONS

01

Foundation & Structure

The Magnilia Projects boast a sophisticated combination of reinforced concrete foundations and perimeter walls, paired with a steel framework for the remainder of the structure.

- Ensures exceptional durability but also offers remarkable flexibility.
- The design allows for expansive, unobstructed spaces and facilitates effortless modifications, making it ideal for evolving needs and creative interior designs.
- The project's commitment to both robustness and versatility, providing a strong yet adaptable foundation for a variety of uses.

02

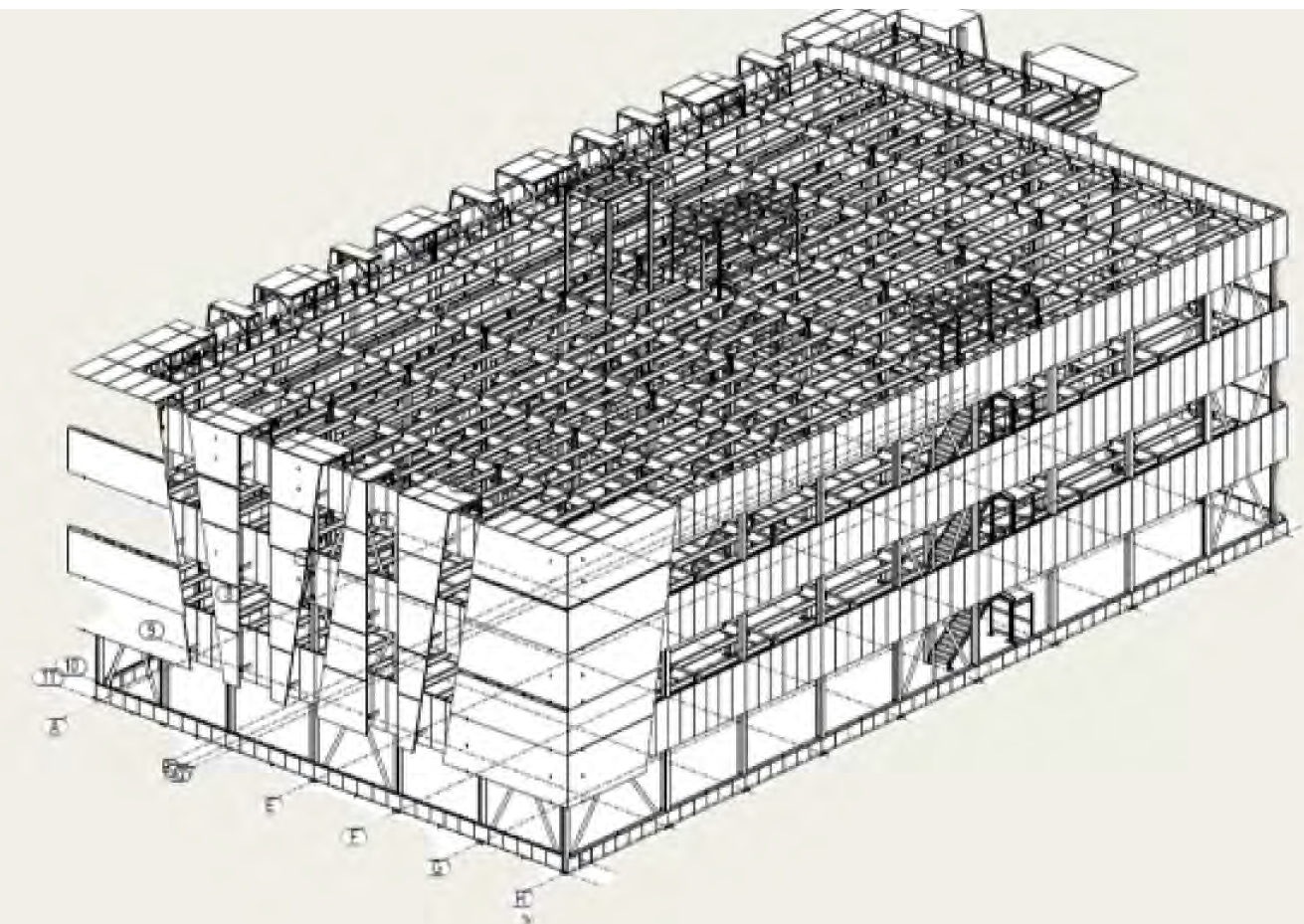
Vertical Transport

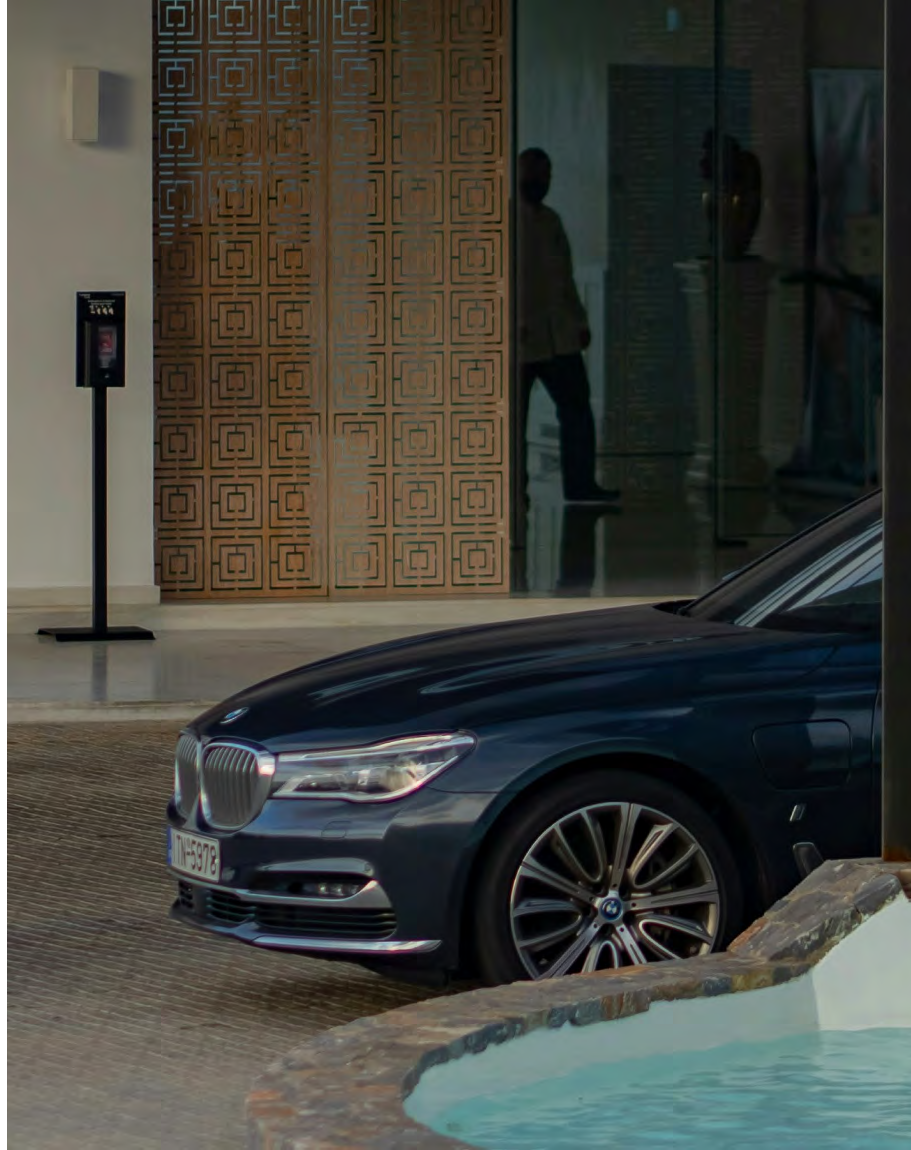
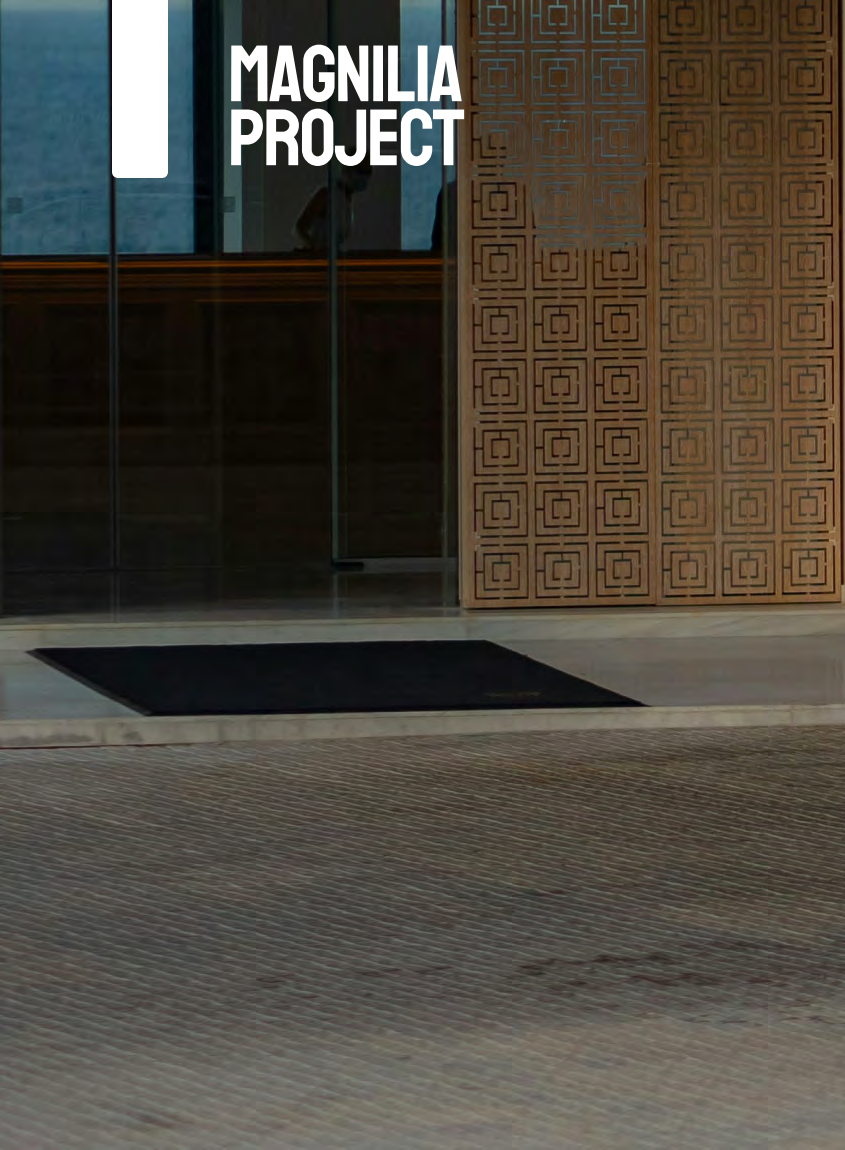
A

Two elevators are installed, each capable of accommodating ten individuals, alongside two winding staircases facilitating vertical movement throughout the building.

B

Features a single elevator, also designed to hold ten passengers, paired with a lone staircase.





05 Car Parking

The building offers the convenience of 100 dedicated parking spaces, providing ample room for both employees and visitors. This generous provision ensures a seamless experience, eliminating parking concerns and adding to the overall appeal and functionality of the property.

03 Floor Slabs

Crafted from a fusion of steel decking and reinforced concrete, the composite materials boast an exceptional capacity to bear heavy loads while maintaining structural resilience. This harmonious blend endows the floors with remarkable versatility, rendering them suitable for a myriad of purposes. Whether accommodating the robust machinery of industrial landscapes or providing a spacious canvas for expansive open-plan offices, these floors serve as a testament to ingenuity and adaptability, seamlessly bridging functionality with aesthetics.

04 Fire Resistance

The building is equipped with a cutting-edge fire protection system, meticulously designed to ensure the safety of its occupants and the preservation of the property. This comprehensive system provides rapid detection and response capabilities, offering unparalleled security and peace of mind for all who work and visit within its walls.

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