



Description of ZAVOS PAVILION TOWER

ZAVOS PAVILION TOWER is part of a 5.323m² land plot and it is of commercial and office use. It is located at the corner of Paphos and Omonias Avenues, on the road leading to the Limassol's New Port. Its nodular location connects east to west parts of Limassol while at the same time it provides direct and easy access onto the motorway network connecting Limassol to other cities and airports.

The immediate surrounds are highly commercialized with shops, offices and showrooms of large commercial and automobile organizations and is being constantly enhanced with new commercial developments thus creating capital appreciation for the properties in the area.

It is also very near to government and utility organizations' district offices like those of Land Registry, Social Insurance, the Limassol Water Board and Limassol Sewage Dept. as well as to a number of bank branches and local and international ship management company offices, while it is only a short distance from the Limassol Marina and the Ipsonas industrial park.

The building is of high specifications and makes use of advanced technologies affording it with energy efficiency certification. It comprises of 8 shop units at ground and mezzanine levels and of five levels with 5 open plan autonomous office spaces which may be split into two units per level. Zavos Pavilion Tower has a total of 123 parking spaces including 13 parking spaces for disabled.

All shops are already rented to retailers like shoes, household accessories, clothing, optical shop as well as to telecommunications companies.

Photos of PAVILION TOWER

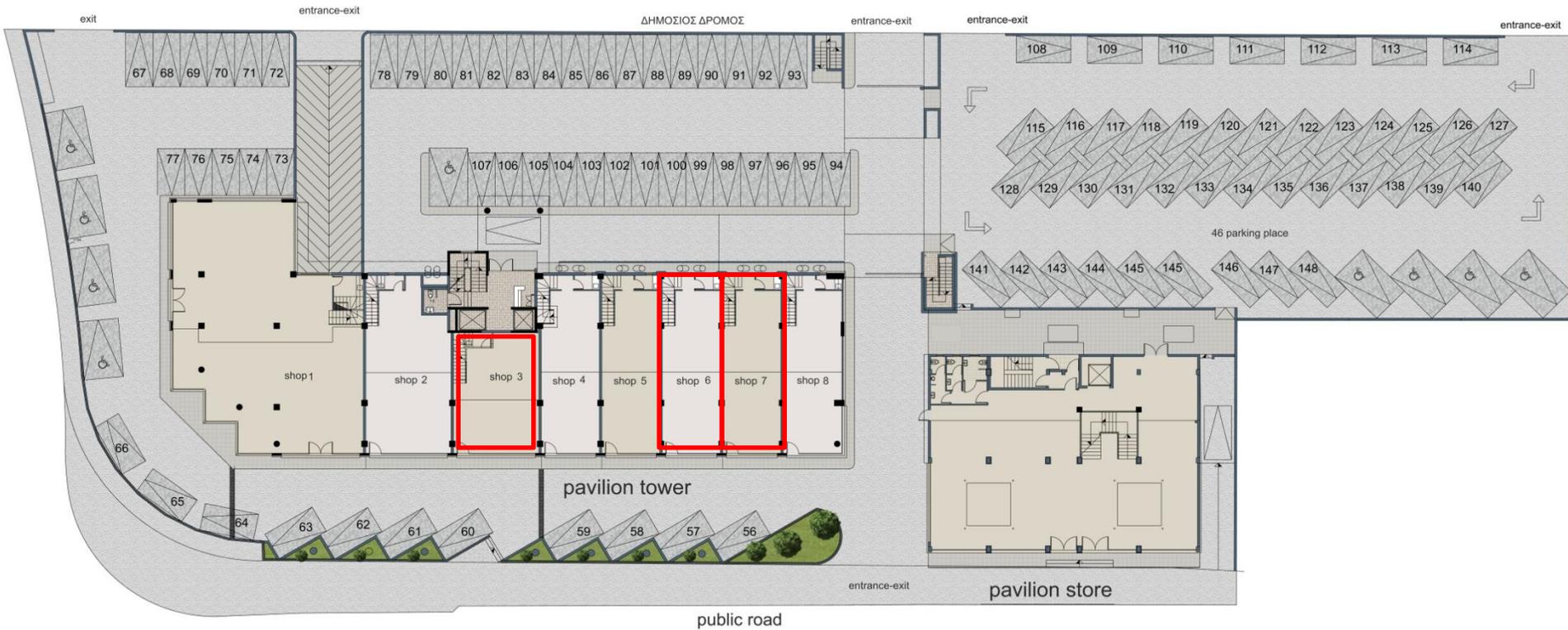


Location of Project



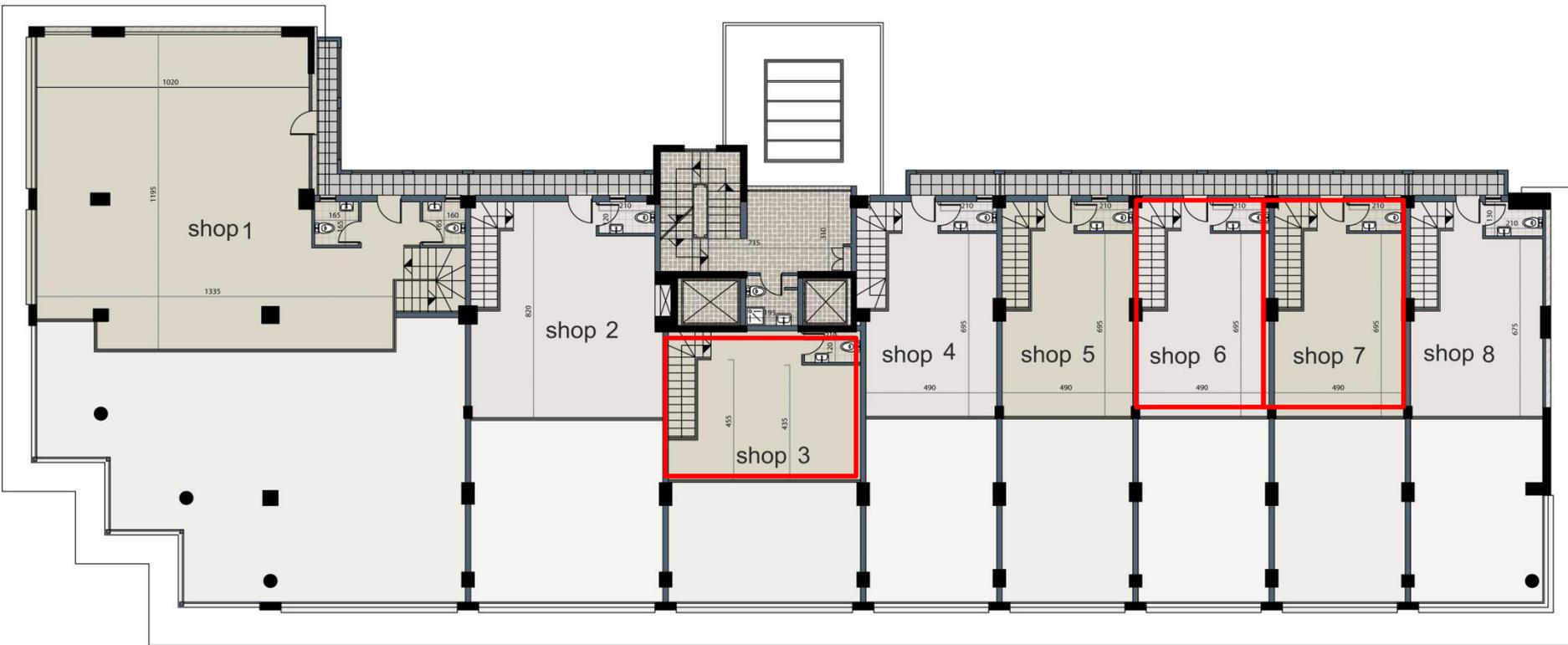
- Located at the west of Limassol
- At the junction of 2 highly commercial avenues
- Easy access network
- Indicative Distances:
 - international Port ~ 2Km
 - Town Center ~ 3km
 - Motorway ~ 1,5 km

Plans – Site plan / Ground Level

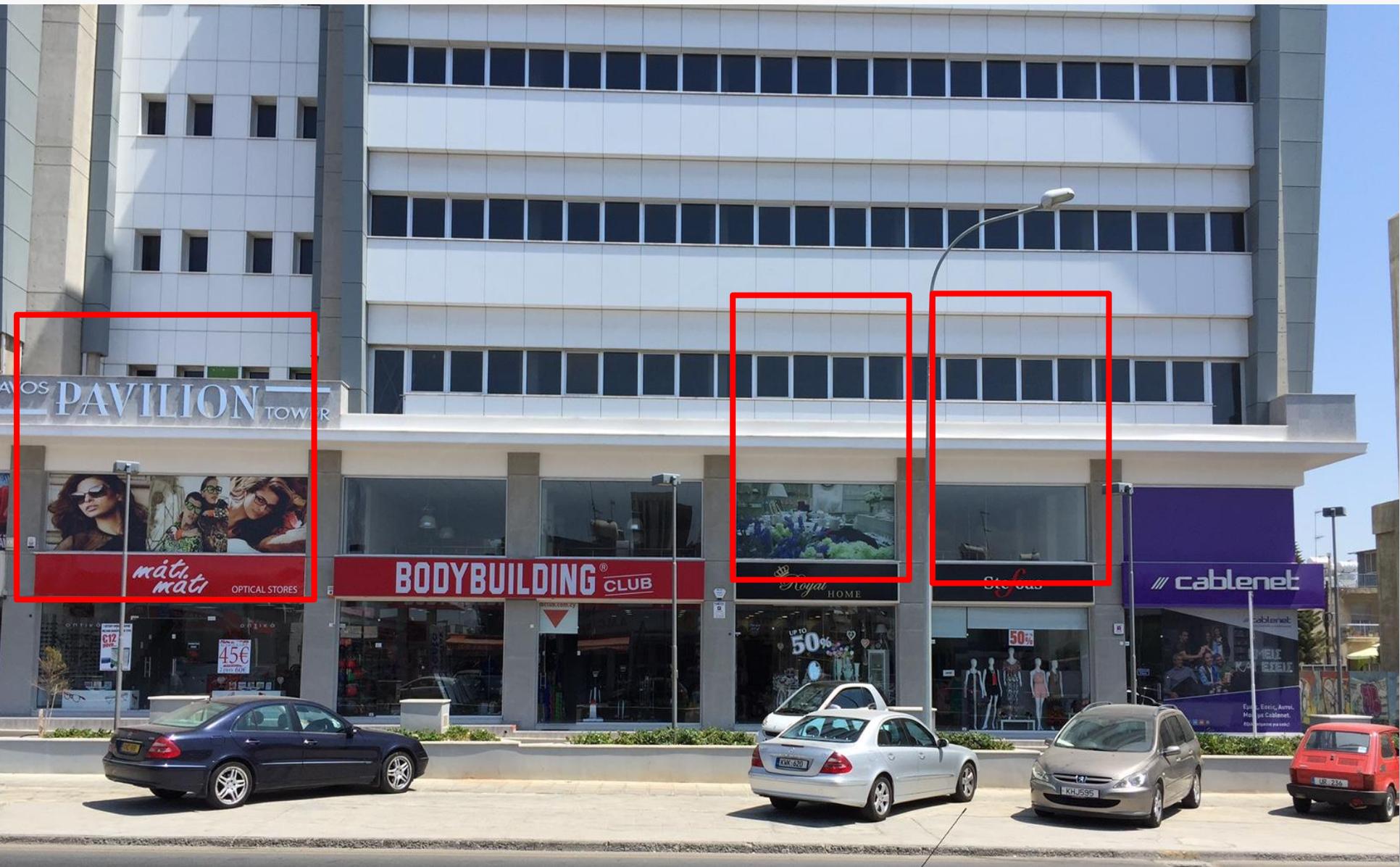


Zavos Pavilion Center / Ground floor plan

Plans – Shops Mezzanine Level



Zavos Pavilion Center / Mezzanine floor plan



PAVILION TOWER

māti māti OPTICAL STORES

BODYBUILDING CLUB

Royal HOME

Ste Saa

cablenet



cablenet

Ste fous

Royal HOME

BODYBUILDING CLUB

SHOEBOX

**PARKING
SHOEBOX**
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Areas of ZAVOS PAVILION TOWER

Shops

Shops No.	Ground Area (m²)	Mezzanine Area (m²)	Total Area (m²)
3	79	44	123
6	80	43	123
7	80	43	123
Total	239	130	369

Prices and rental details:

PAVILION TOWER	Tenant Company	Price (No Subject to VAT)	Rental Period	Yearly Rent YR 1 & 2	Yearly Rent YR 3 & 4	
Shop 3	Mati Mati	€450,000	01/03/18 - 29/02/20	€19,440 (Yield 4%)	*€19.440 (Yield 4,32%)	
Shop 6	Hairdresser	€450,000	20/07/17 – 19/07/19	€16,800 (Yield 3.73%)	*€18,000 (Yield 4%)	
Shop 7	Cosmetic Shop	€450,000	01/01/18- 31/12/18	€16,800 (Yield 3.73%)	*€18,000 (Yield 4%)	
		TOTAL: €1,350,000				

*Note: Option to renew for year 3 and 4