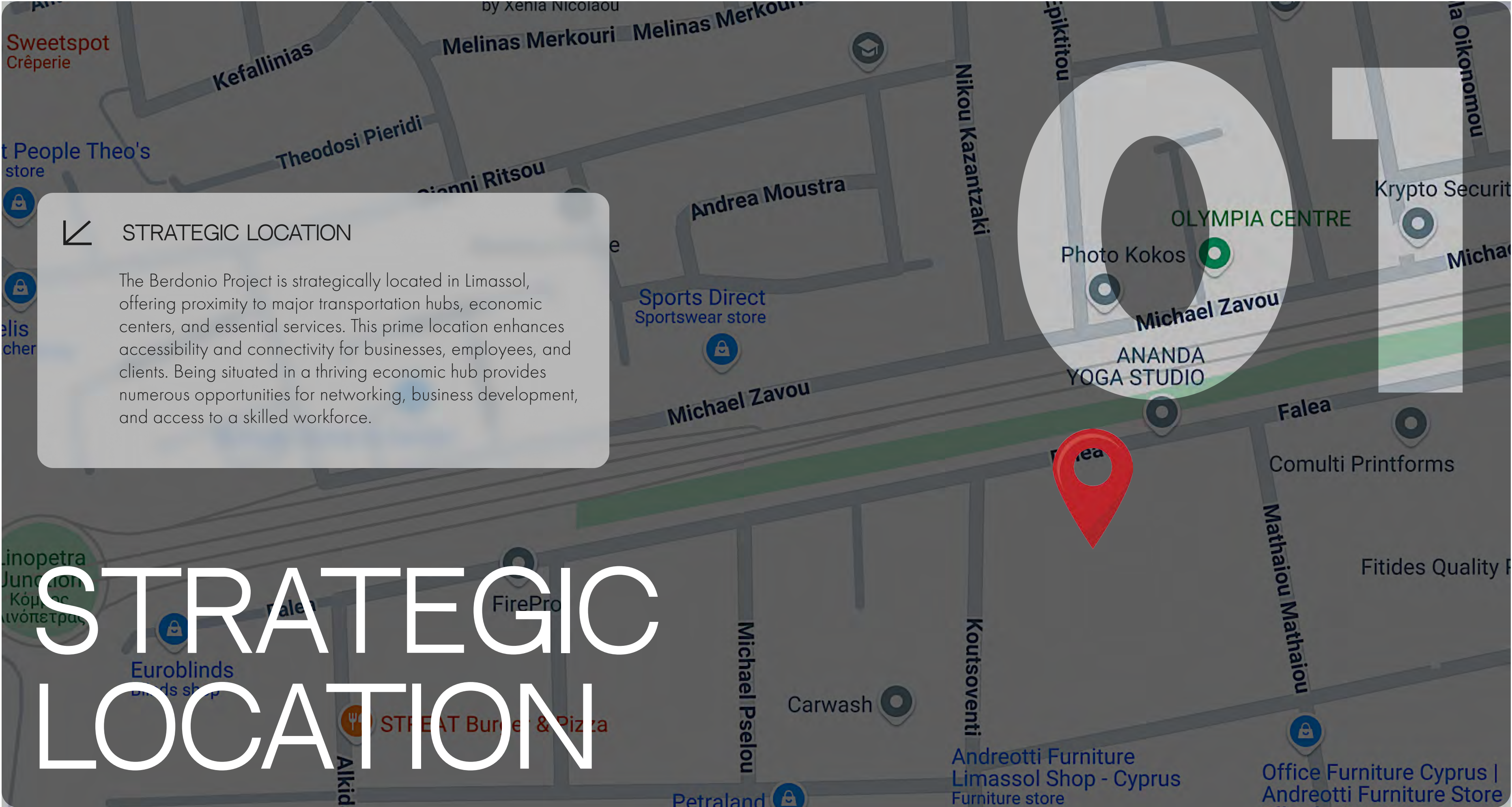


↙ Agios Athanasios Industrial Area, 4101, Limassol

↙ Berdonio LTD, Falea & Koutsoventi Corner

BERDONIO PROJECT ↙



STRATEGIC LOCATION

The Berdonio Project is strategically located in Limassol, offering proximity to major transportation hubs, economic centers, and essential services. This prime location enhances accessibility and connectivity for businesses, employees, and clients. Being situated in a thriving economic hub provides numerous opportunities for networking, business development, and access to a skilled workforce.

STRATEGIC LOCATION



INVESTMENT HIGHLIGHTS

SHELL AND CORE
VERSATILITY



A shell and core building refers to a property that is partially constructed, providing a blank canvas for tenants or owners to complete the interior fit-out according to their requirements. The shell and core stage typically includes:

- Completed external structure and envelope
- Basic internal framework
- Essential services and infrastructure installed (e.g., power, water, and HVAC systems)



This approach allows for significant customization and adaptation, enabling businesses to create bespoke interiors that align perfectly with their operational needs and brand identity. This flexibility is particularly advantageous for companies with unique operational requirements or branding guidelines, ensuring that the space can be tailored to reflect their corporate identity and functional needs.



LARGE ON-SITE
CAR PARK

The Berdonio Project features an extensive on-site car park with approximately 1,267 parking spaces. This is a significant advantage for employees and visitors, offering convenience and reducing the hassle of finding parking. The sample parking space also supports future growth and expansion of the tenant businesses, ensuring that parking needs are met as the business grows.



COST-EFFECTIVE
WORKSPACE

Due to the building's size and the economy of scale, the Berdonio Project offers a highly cost-effective solution per workspace. This competitive pricing makes it an attractive investment for companies looking to maximize their budget while still securing a modern and efficient workspace. The large floor plates and efficient design reduce overall costs, making it an economical choice for growing businesses.

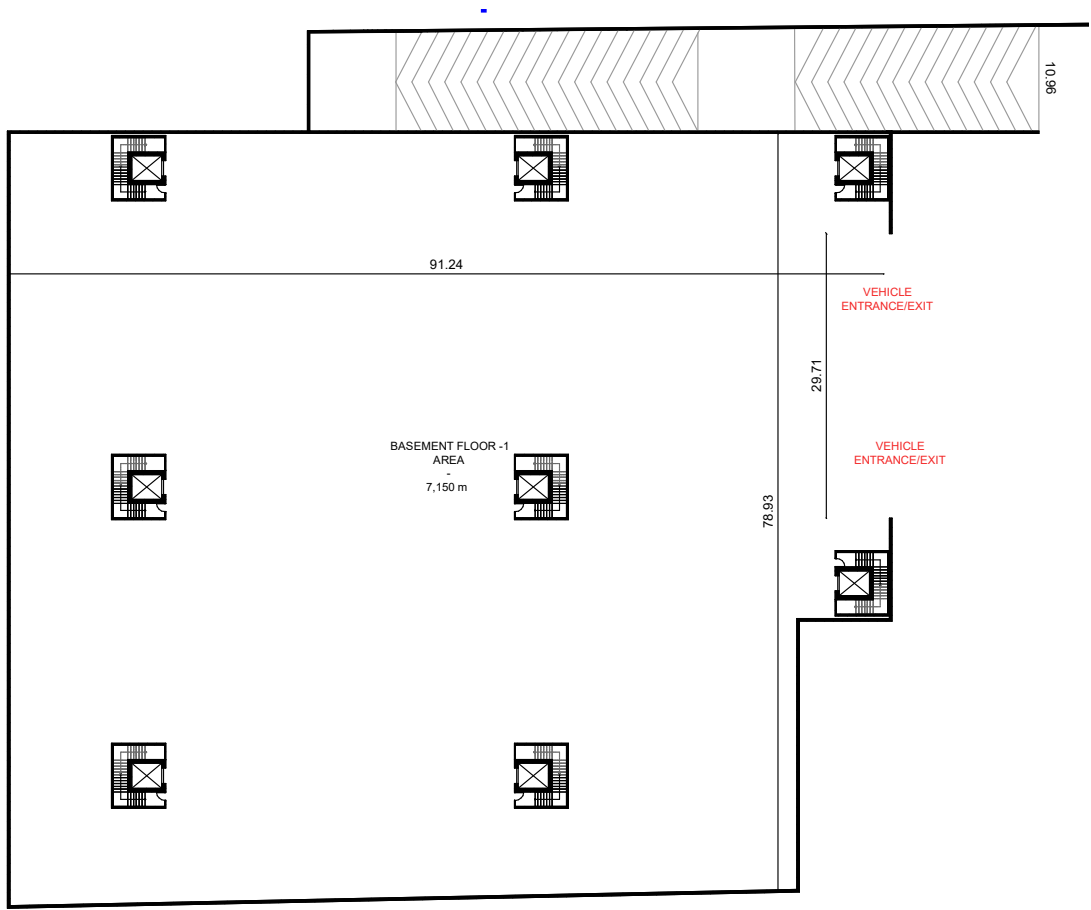


MODERN DESIGN AND HIGH
RENTAL POTENTIAL

The state-of-the-art design and flexible floor plans make the Berdonio Project highly appealing to top-tier tenants. The building's modern amenities and infrastructure support a productive and innovative work environment, ensuring high rental potential and long-term value. The combination of a prestigious location, modern facilities, and flexible space makes it a desirable choice for high-profile tenants.



ARCHITECTURAL PLANS



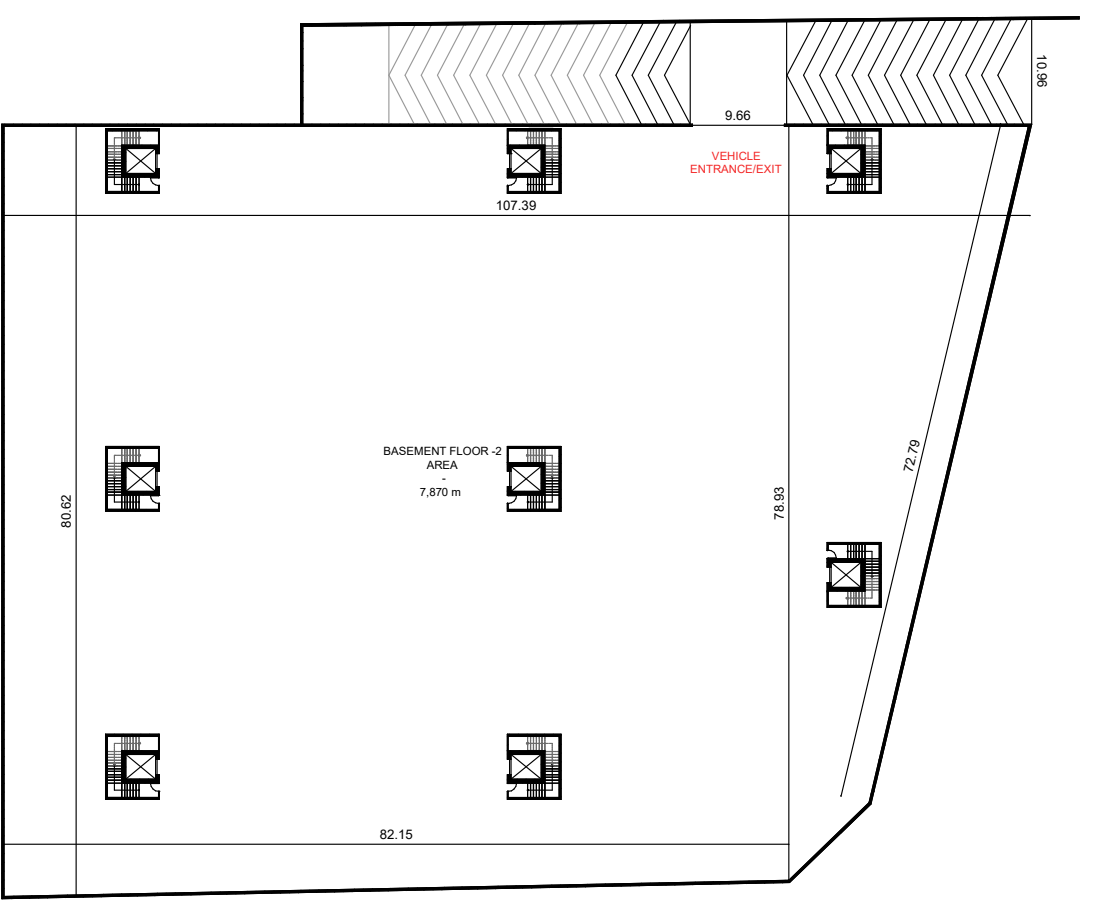
BASEMENT FLOOR 1

Area: 7,150 m²

Height: 4.20 m

Usage: Storage, parking, and support facilities

Parking: 330 bays



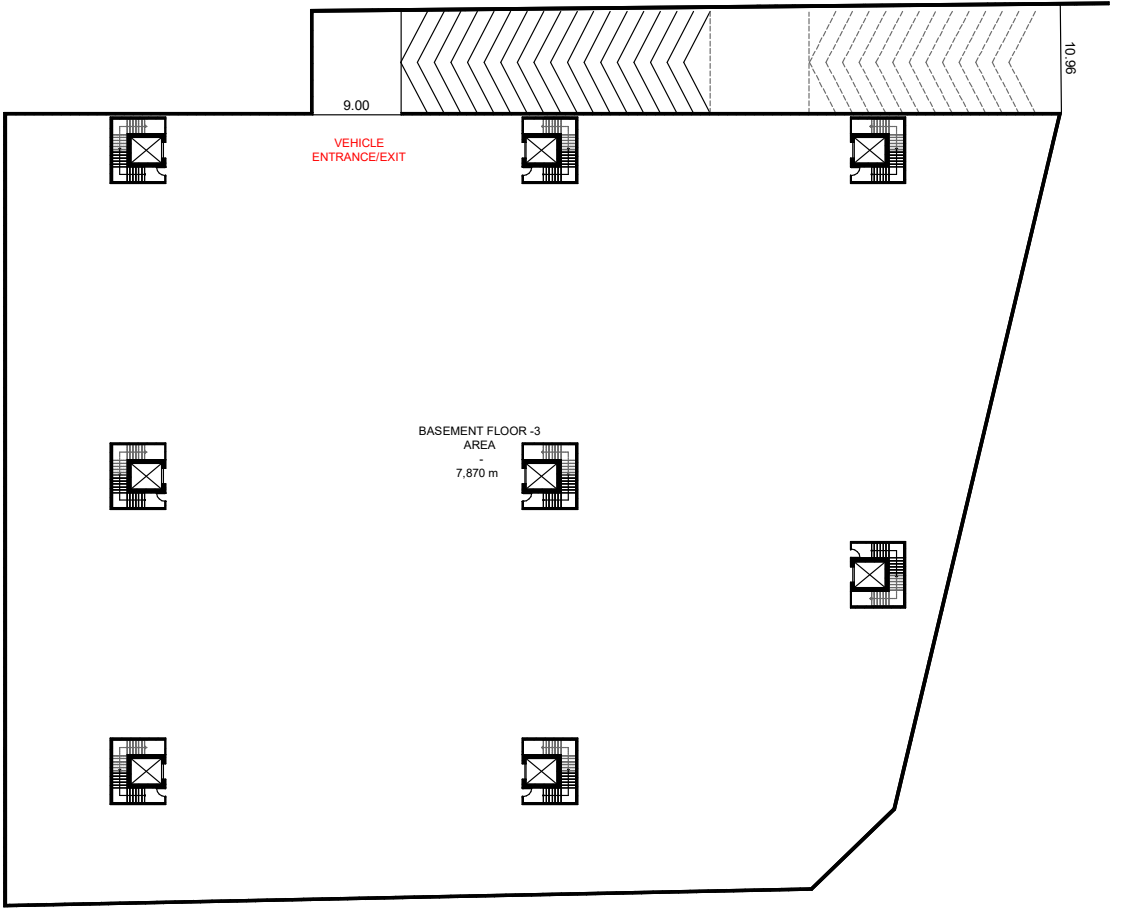
BASEMENT FLOOR 2

Area: 7,870 m²

Height: 2.80 m

Usage: Primarily for parking

Parking: 330 bays



BASEMENT FLOOR 3

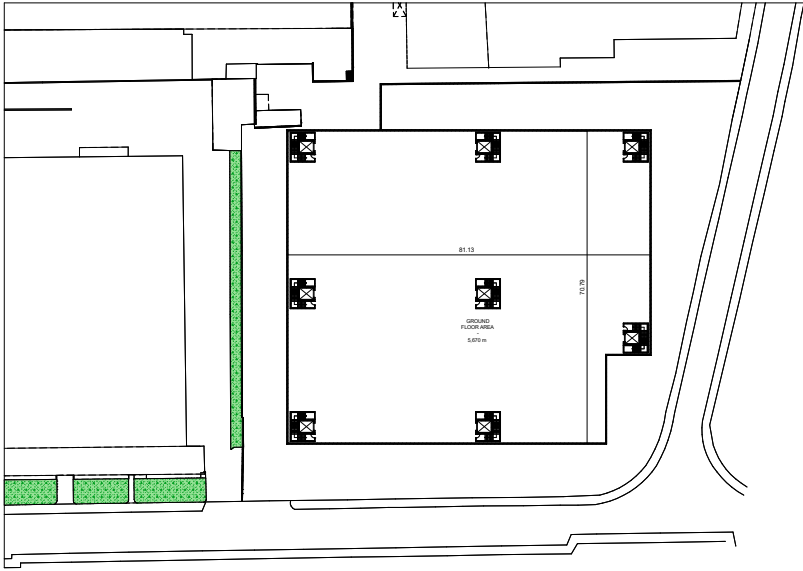
Area: 7,870 m²

Height: 4.33 m

Usage: Parking and additional storage

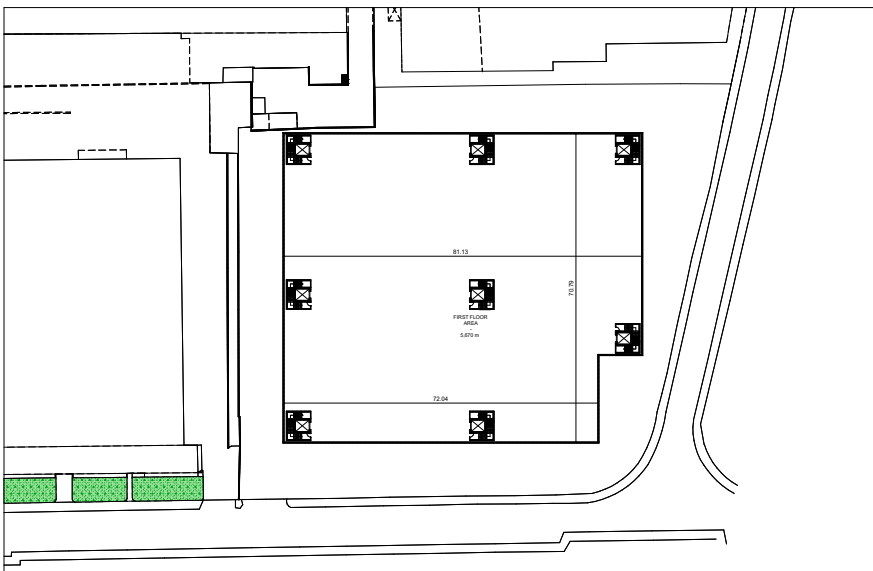
Parking: 330 bays

Each floor is designed with specific functional needs in mind, ensuring that the building can accommodate a wide range of business activities and operational setups. The generous floor heights and load capacities make it suitable for everything from light industrial uses to sophisticated office environments.



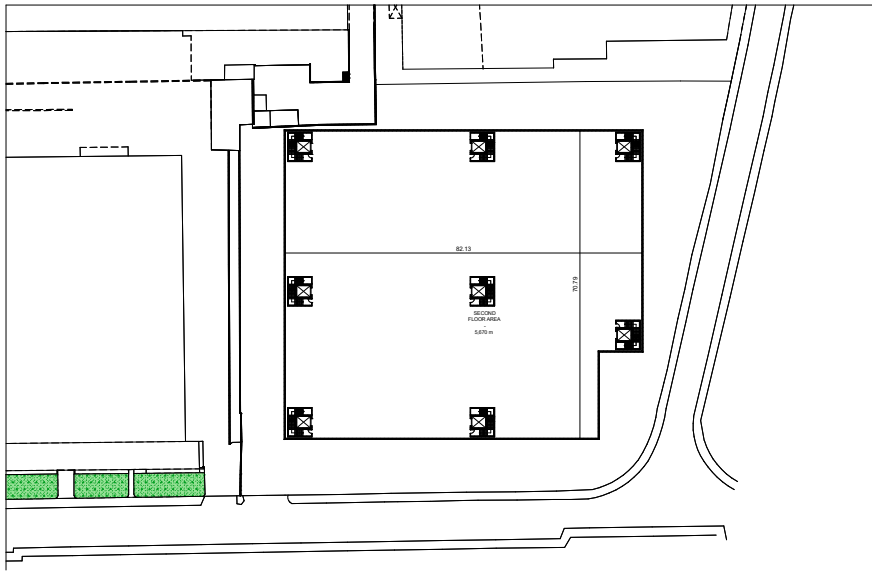
GROUND FLOOR

- Area: 5,670 m²
- Height: 4.20 m
- Usage: Breakout areas, support facilities, meeting rooms, and quiet zones
- Personnel: Approximately 261 employees



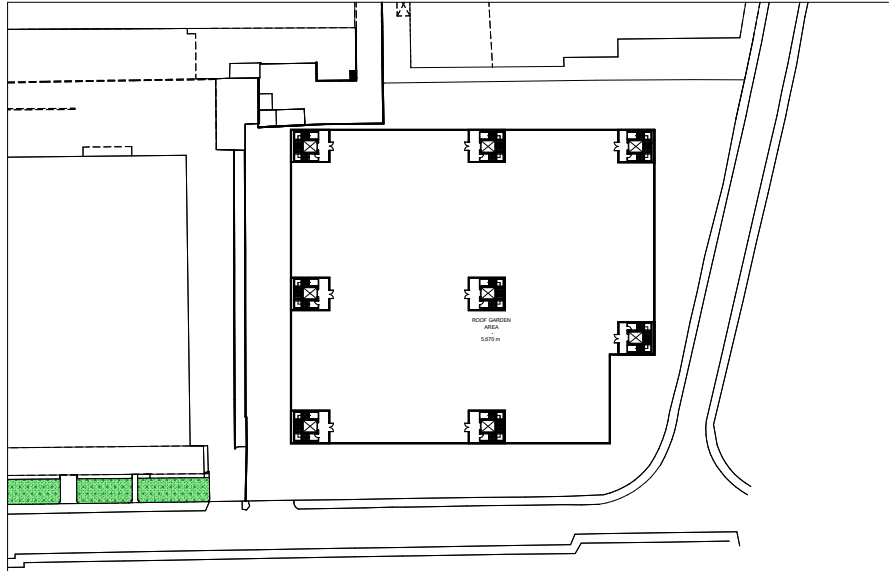
FIRST FLOOR

- Area: 5,670 m²
- Height: 3.80 m
- Usage: Open plan workspaces, administrative areas, and some support facilities
- Personnel: Approximately 1,717 employees



SECOND FLOOR

- Area: 5,670 m²
- Height: 3.80 m
- Usage: Meeting rooms, quiet zones, and executive offices
- Personnel: Approximately 133 employees



ROOF GARDEN

- Area: 5,670 m²
- Usage: Outdoor sports, events, recreational activities, and relaxation areas

↙ The Berdonio Project offers a total indoor space of 39,900 m², including a spacious outdoor roof garden. The building's layout is ideal for a variety of potential uses, particularly for companies in the IT and FinTech sectors. Below is an example of how the space can be effectively utilized:

OPTIMAL SPACE UTILIZATION



↙ OPEN PLAN WORKSPACES

7,998 m² designed for collaborative and flexible work environments, accommodating approximately 1,333 software developers. These workspaces are perfect for fostering innovation and teamwork, with flexible layouts that can be adjusted as needs evolve.

↙ PRIVATE OFFICES/
QUIET ZONES

800 m² ideal for focused work and confidential discussions, accommodating approximately 53 quiet rooms. These spaces offer privacy and minimal distractions, making them ideal for tasks that require high levels of concentration.

↙ ADMINISTRATIVE AREAS

2,133 m² designed for around 320 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

↙ EXECUTIVE OFFICES

1,173 m² providing premium space for 59 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.

MEETING ROOMS

1,066 m² equipped for all conferencing needs, accommodating approximately 21 meeting rooms of various sizes. These rooms are designed to facilitate everything from small team meetings to large corporate presentations.

BREAKOUT SPACES AND CAFETERIA

1,840 m² including relaxation zones, social areas, a gym, food court, kids club, social club, and event space, promoting a healthy work-life balance. These amenities are crucial for maintaining employee satisfaction and well-being.

SUPPORT SPACES

1,280 m² 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.

ROOF GARDEN

5,670 m² 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

05



The Berdonio Project stands out with its robust and modern design, ensuring a high standard of construction and future-proof infrastructure. Key technical features include:

TECHNICAL SPECIFICATIONS



FOUNDATION AND STRUCTURE

Reinforced concrete foundations and perimeter walls, with a steel framework for the remaining structure. This combination provides both durability and flexibility, allowing for large open spaces and easy modifications

VERTICAL TRANSPORT

Seven elevators with a capacity for ten people each, and staircases providing vertical access throughout the building. This ensures efficient and safe movement of people between floors, reducing wait times and enhancing accessibility.

FLOOR SLABS

Composite materials combining steel decking with reinforced concrete, offering high load-bearing capacity and structural integrity. This makes the floors suitable for a variety of uses, from heavy machinery in industrial settings to large open-plan offices.

FIRE RESISTANCE

The steel structure is coated with fire-resistant paint, offering 60 minutes of resistance. This significantly enhances the safety of the building, providing valuable time for evacuation in the event of a fire.

CAR PARK

Extensive parking facilities spanning three basement levels, accommodating approximately 1,267 parking spaces. This ample parking space is a significant advantage in urban settings, where parking can often be a challenge.



MEETING ROOMS

The Berdonio Project is designed to cater to the evolving needs of modern businesses. Its shell and core condition allows tenants or owners to tailor the space to their specific requirements, making it suitable for a wide range of industries, including technology, finance, legal, and more. This versatility is a key advantage, allowing businesses to grow and evolve within the space.

Create an innovation-driven workspace for tech startups and established IT companies. The open-plan design and modern infrastructure make it ideal for fostering a creative and collaborative environment.

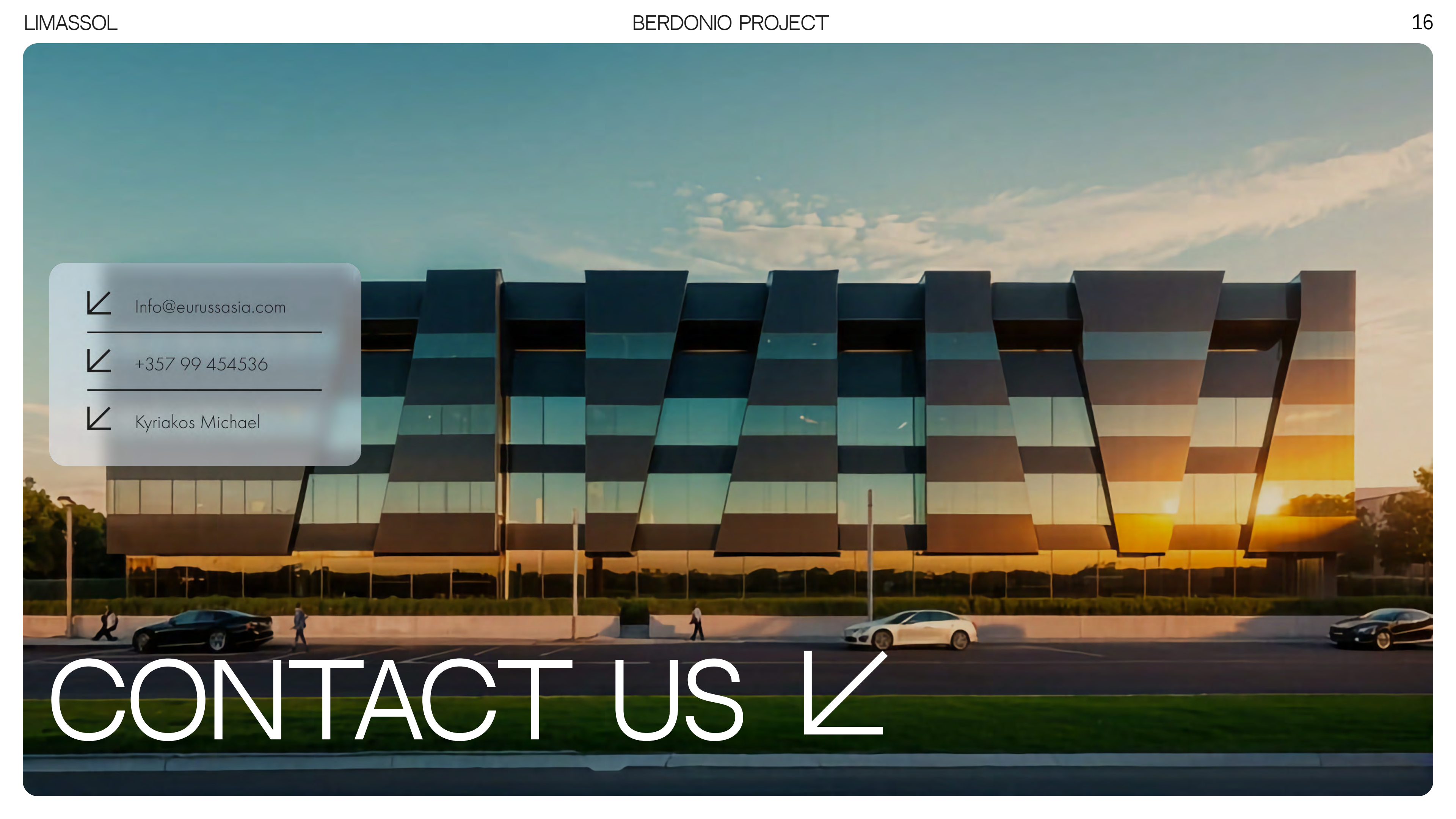
Design a dynamic co-working environment that fosters collaboration and creativity. The flexible space can accommodate a variety of business sizes and types, making it perfect for shared workspaces.

POTENTIAL USES



The Berdonio Project is a state-of-the-art industrial facility located in the Agios Athanasios Industrial Area of Limassol. This premier development offers a unique opportunity for investors and businesses seeking a versatile and modern workspace in one of Cyprus’s most thriving economic hubs. Delivered in shell and core condition, the Berdonio Project provides the ultimate flexibility for customization to suit specific business needs and design preferences.

PRIME INVESTMENT OPPORTUNITY



✍ Info@eurussasia.com

✍ +357 99 454536

✍ Kyriakos Michael

CONTACT US ✍