office insight. ai

high-street retail unit
class A



Mesa Geitonia, Limassol 4002, Cyprus

At the heart of Mesa Geitonia's business district

Gateway is located in a well-established commercial area of Limassol, with excellent connectivity to the city centre, highway network and everyday business amenities





Developed by Crona Group

An experienced real estate developer delivering projects from concept to completion

A'A'

top construction license

50+

completed projects

20+

years of experience

300+

professionals in the team

class A

Mesa Geitonia, Limassol

Gateway business center

- high traffic
- central business district
- 2 km walk to seafront

acquisition type

long-term lease

floor

ground floor

availability (GLA)

442,5 m²





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Gateway business center

01.	delivery date	november 2027
02.	delivery condition	fitted-out
03.	tenant’s improvments	rent free period
04.	base rent, before VAT	€19,912 per month total
05.	base rent, before VAT	€45 per month per 1 m² of GLA
06.	operational expenses & parking charge	included per 1 m² of GLA
07.	utilities	on consumtion
08.	number of dedicated parking lots	6 slots

Staking plan



ground floor

office/retail property type or use

6 allocated parking lots

1	1.1	1.2	1.3	1.4	2	2.1	2.2	2.3
GLA	net usable area	mezzanine	covered veranda	storage	additional area	uncovered veranda	roof terrace	common areas
447,5	295	147,5	0	5	0	-	-	-



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Tenant' experience

Technologies

- face ID assess control system
- 24/7 security and video surveillance
- critical systems protected by uninterruptible power supply (UPS)
- server TIER II and the possibility of tenant’s rack units installation
- high-speed fibre-optic infrastructure
- dual independent providers for telecommunication services
- electric vehicle charging station (EV Charging)



gateway business center

Engineering solutions

- HVAC solutions
- fire safety systems





gateway business center

Delivery condition

- fully fitted-out
- balanced supply and extract ventilation system
- solar power system







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Floor plans

Floor plans

basement

- **ground**

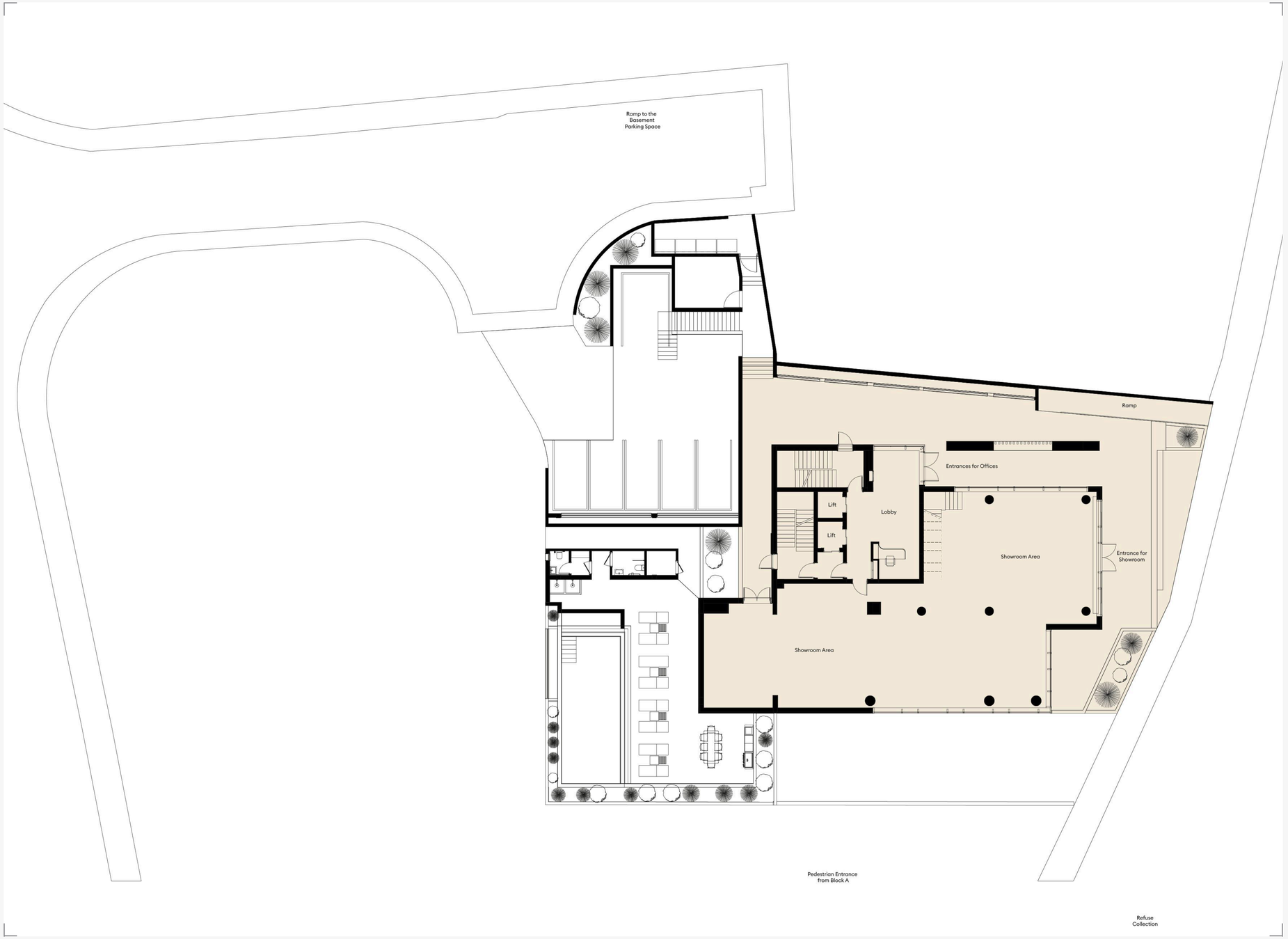
mezzanine

1st level

2nd & 3rd level

4th level

Roof garden



Floor plans

- basement
- ground
- **mezzanine**
- 1st level
- 2nd & 3rd level
- 4th level
- roof garden



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Contacts



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