



## PREMIUM CLASS OFFICES B4 – GLYFADA, ATTICA

**PRICE:** On request

**REF Nr:** 10031-AGL

**CAPITAL PROPERTIES**

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## PREMIUM CLASS OFFICES B4 – GLYFADA, ATTICA

These offices are located on the 2nd floor of the business center of Glyfada and have a total area of 225 sq.m. They include a reception area, closed and open office spaces, a meeting/conference rooms, a kitchen, WC, storage and IT room. The specific area of the spaces is:

- Reception area - 24 sq.m.
- Closed office 1 - 16,9 sq.m.
- Closed office 2 - 10,75 sq.m.
- Closed office 3 - 13,5 sq.m.
- Conference room - 13,2 sq.m.
- Open office area - 96,5 sq.m.
- Kitchen - 5,6 sq.m.
- WC area with 3 cabins - 9,9 sq.m.
- IT room - 3,4 sq.m.

When finishing these offices, the floors were laid with laminate, except for the kitchen, server room and toilets, where high-quality tiles were used. Energy-saving windows with a high level of insulation from ELVIAL were also installed. The offices have a full air conditioning system with Daikin VRV system and hidden floor-ceiling internal units. Network cables are CAT 6 and all lighting is LED. Finally, the pre-installation of the alarm system and cameras was carried out.

**Building area:** 224 m<sup>2</sup>

**Bathrooms:** 3

**Built:** 2023

**Renovated:** 2023

**Energy Performance Certificate:** A

- Air conditioning
- Alarm
- City view
- Elevator
- Energy autonomous
- Fire detection system
- Independent
- Independent entrance
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Renovated
- Satellite TV
- Seaside
- Security cameras
- Smoke detectors
- Sound insulation
- Storage room
- Thermal insulation
- Ventilation system









