

ASTER BUSINESS CENTER

STATUS: OFF-PLAN



VIZUS



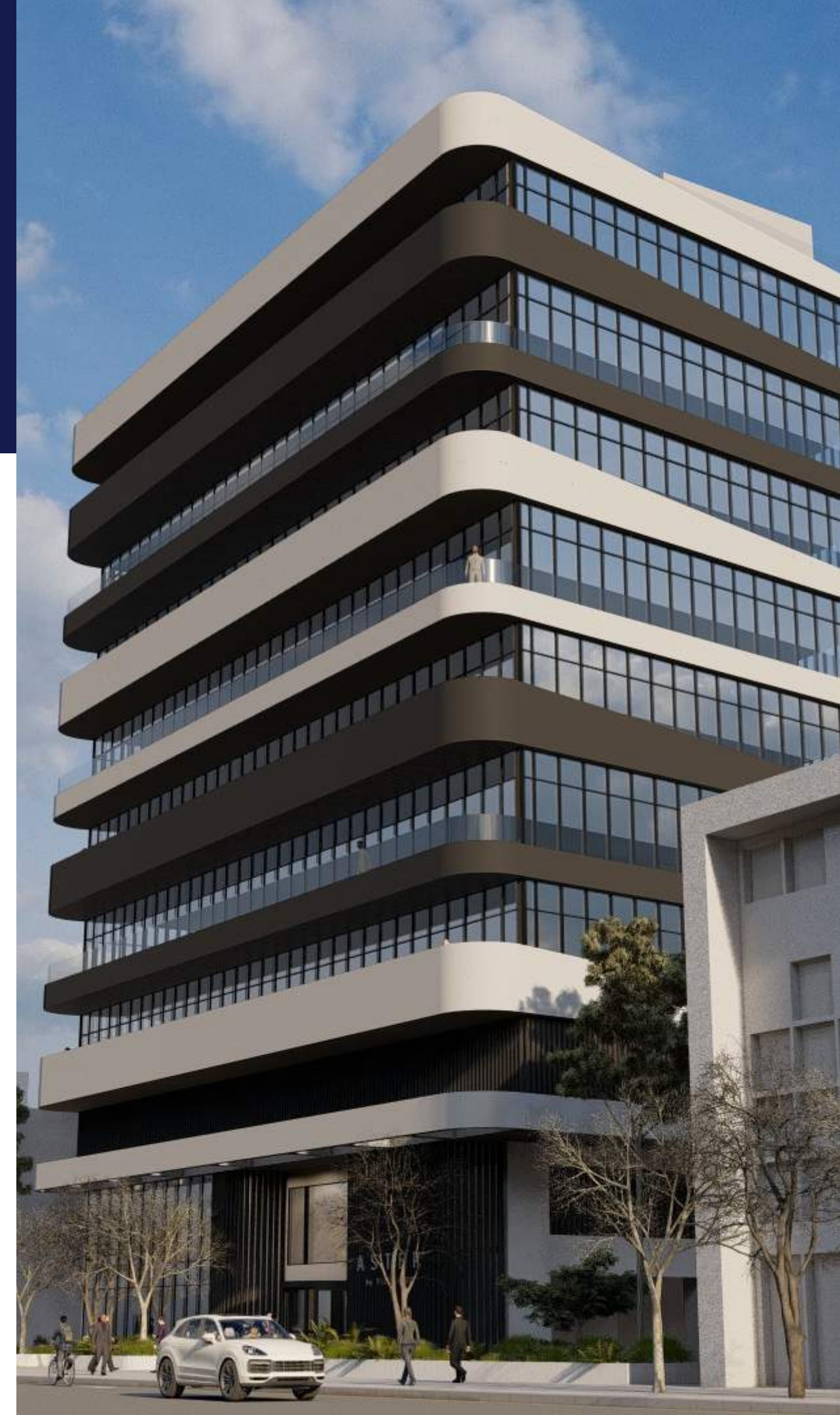
ABOUT THE PROJECT

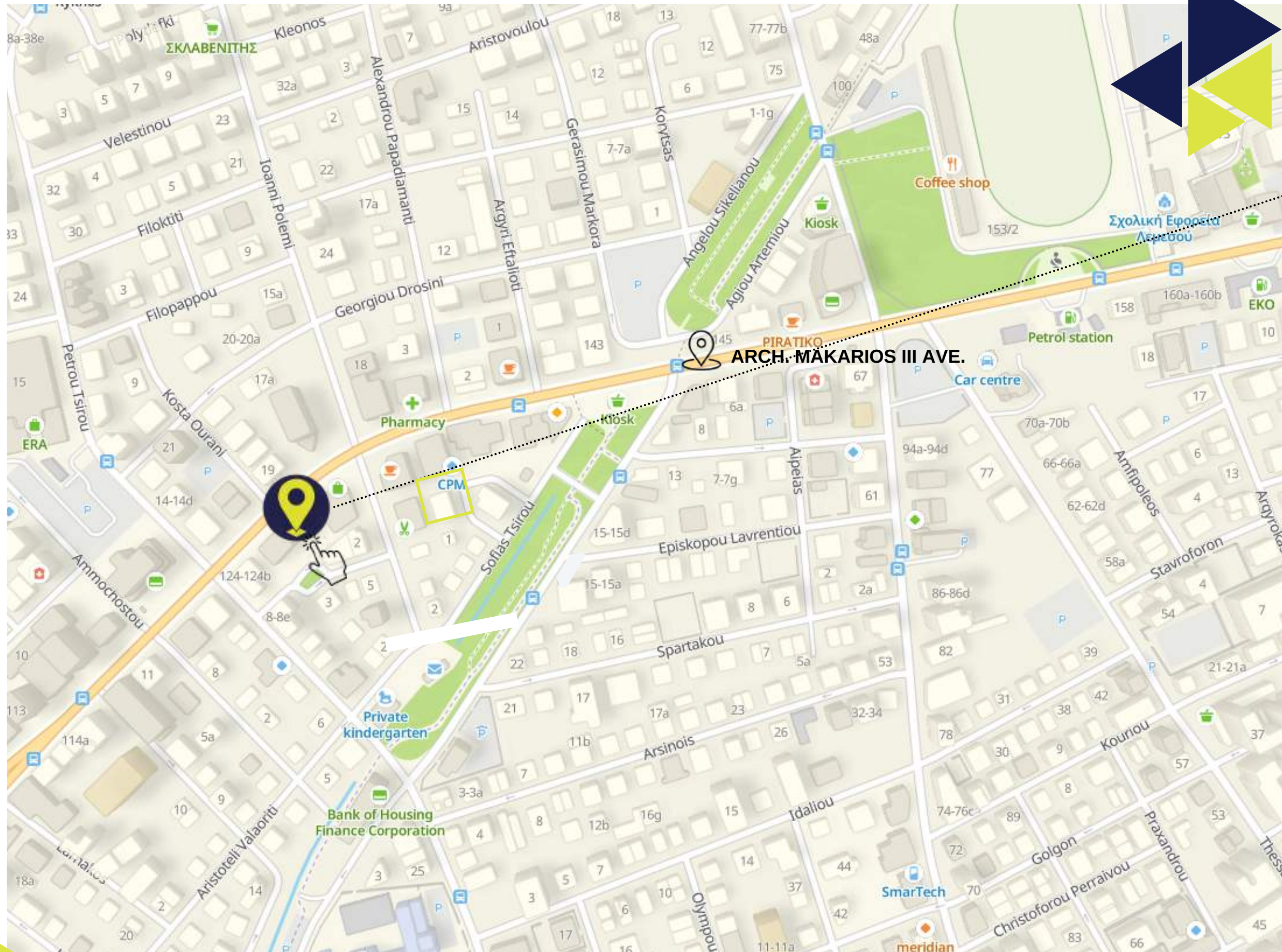


Aster Business Center is a state-of-the-art, premium-class commercial development located in the vibrant center of Limassol. Blending prestigious location, smart architectural design, and cutting-edge technology, it sets a new benchmark for business excellence. Strategically positioned on a 1,222 sq.m. plot in one of Limassol's fastest-growing business districts, Aster offers superb accessibility and is surrounded by key infrastructure - major financial institutions, top-tier business hubs, various residential complexes, hotels, and fine dining establishments.

The 10-story building features flexible commercial spaces that can be tailored to meet the specific needs of tenants and investors alike.

Delivered in a shell-and-core condition, Aster Business Center gives you the freedom to design and customize your office interiors to perfectly reflect your brand and business vision.





ASTER BUSINESS CENTER



LOCATION



PRIME LOCATION

in the center of business activity of Limassol



DEVELOPED TRANSPORTATION NETWORK

and proximity to key points of interest and the highway that connects all cities on the island.

With its prime location offering stunning views of the bustling cityscape, this center is a magnet for both established businesses and startups seeking a prestigious and convenient workspace.

ABOUT THE PROJECT

The ground floor of Aster Business Center features a spacious lobby and a versatile showroom with a mezzanine level - ideal for use as retail or exhibition space, or as a self-contained office unit. The upper floors are designed with flexibility in mind, allowing for open-plan office layouts or division into multiple independent units, making the building an ideal solution for businesses of all sizes.

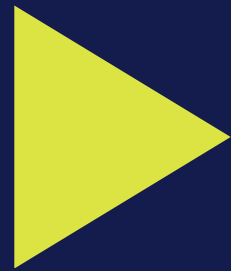
Aster Business Center is built with energy efficiency and technology at its core. The building will be equipped with a photovoltaic system to optimize energy consumption and reduce operating costs - delivering long-term savings while supporting environmentally responsible business practices.

One of Aster's standout advantages is its comprehensive parking infrastructure - a rare asset in central Limassol. The development includes a two-level underground parking facility, along with additional surface-level spaces, offering a total of 58 parking spots. This ensures exceptional convenience for both tenants and visitors, and adds significant value in a high-demand commercial location.



PROJECT FLOOR AREA OVERVIEW

FLOOR	FLOOR COVERED AREA, m ²	COMMON AREA, m ²	OFFICE COVERED AREA, m ²	COVERED VERANDA, m ²	OFFICE TOTAL COVERED AREA, m ²
UNDERGROUND PARKING LEVEL 1	939,7				
UNDERGROUND PARKING LEVEL 2	907,2				
GROUND FLOOR	531,9	Lobby 107,2 Mechanical floor 117	Shop 181 Mezzanine 126,9		307,9
MECHANICAL FLOOR	411,6	37,1			
1 ST FLOOR	447	35,6	425,2	87,4	512,6
2 ND FLOOR	447	35,6	425,2	87,4	512,6
3 RD FLOOR	447	35,6	425,2	87,4	512,6
4 TH FLOOR	447	35,6	425,2	87,4	512,6
5 TH FLOOR	447	35,6	425,2	87,4	512,6
6 TH FLOOR	447	35,6	425,2	87,4	512,6
7 TH FLOOR	436	24,6	425,2	87,4	512,6
TOTAL AREA	6355,1	427,9	3709,5	699,2	4408,7



WHY INVEST IN ASTER BUSINESS CENTER?



STRATEGIC LOCATION

Located in one of Limassol's most dynamic and rapidly developing districts, Aster offers proximity to key transport links, business hubs, and luxury residential neighborhoods. This strategic positioning supports sustained demand from both international and local companies seeking high-quality office space.



STRONG RENTAL POTENTIAL

Aster Business Center combines modern engineering solutions, elegant architecture, and well-planned infrastructure - making it highly attractive to premium tenants, from IT firms to legal and financial institutions. The level of flexibility not only enhances the long-term functionality of the space, but also increases its marketability to high-end tenants looking for tailored office environments. This ensures consistent occupancy and reliable passive income.



TAILORED SPACES

The project is delivered in a shell-and-core condition, allowing you to customize interior finishes, partitioning, and fit-outs to match the specific operational needs or aesthetic preferences of your business or future tenants. This customization opportunity begins at the design stage - giving early investors a rare chance to influence layout and spatial efficiency before construction is finalized. It's a smarter way to invest, ensuring your commercial property is purpose-built for demand, now and in the future.

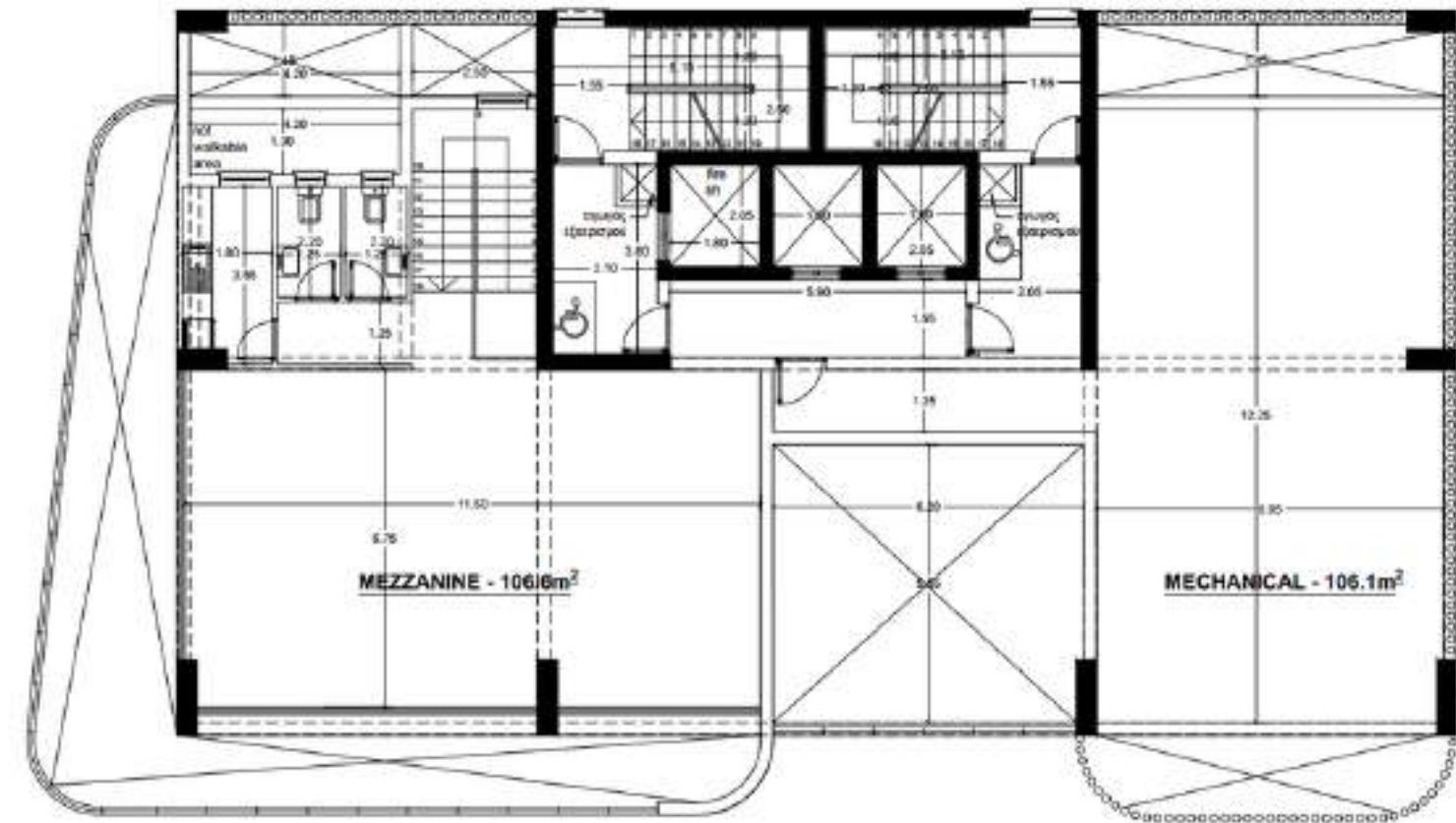
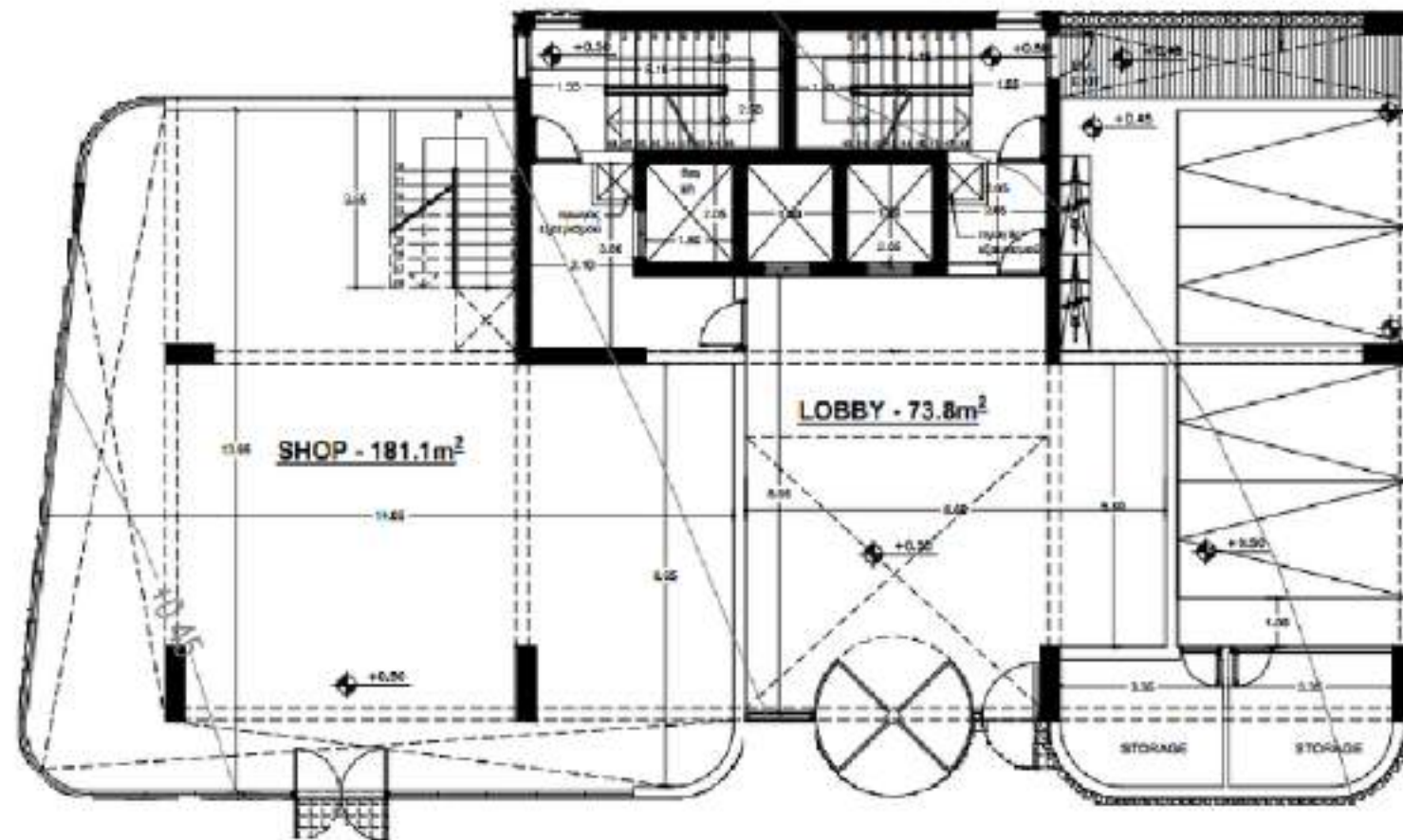


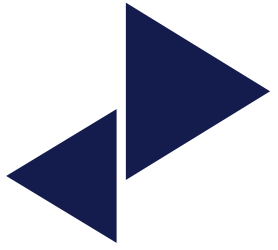
CAPITAL GROWTH AND RELIABLE JURISDICTION

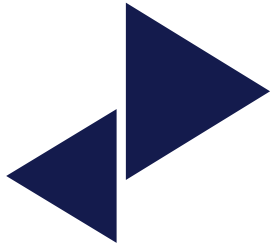
Commercial property values in Limassol continue to rise, driven by strong demand and limited supply. By investing during the construction stage, you position yourself for significant capital appreciation by the time the building is delivered. Cyprus offers a stable legal framework, attractive tax benefits, and a steadily growing economy - making it one of the most trusted locations for real estate investment in the region.

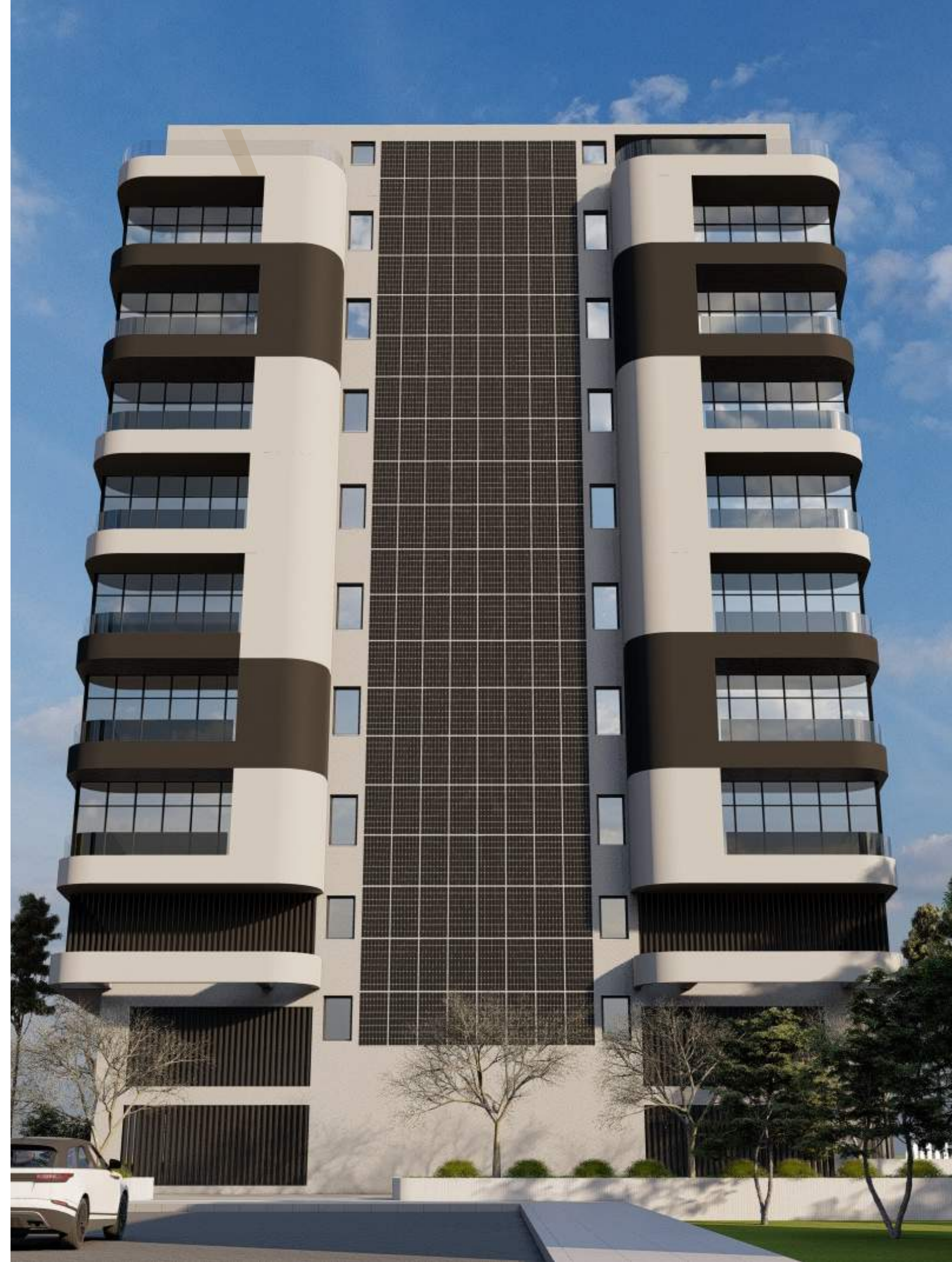
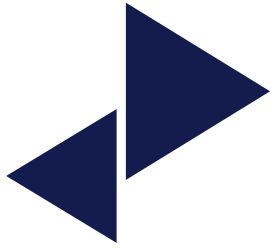
LAYOUTS AND DIMENSIONS

RETAIL SPACE & MEZZANINE









WHY CHOOSE US?



WE ARE INVESTORS AND WE DO UNDERSTAND YOU



Our story began over nine years ago with investments in residential projects. Since then, we've developed premium projects that have consistently delivered strong returns. We understand that our clients wish more than to purchase square meters — they look for smart investment solutions. Therefore, every project we create is guided by current market dynamics, projected profitability, and maximum liquidity. Attention to detail, premium quality, and a professional approach allow us to meet the expectations of the most discerning buyers.

NUMBERS THAT SPEAK FOR US



Stability, reliability, and growth are the guiding principles of our work. Since 2016, we have successfully implemented the investment projects, attracting both private and joint venture capital. The trust of our clients is reflected in long-term partnerships, and also in the consistently high returns on their investments. We create assets that grow in value and generate stable income.

WE CREATE THE BEST



Vizus Group develops residential and commercial properties that meet the highest standards. We focus on the requirements of successful and experienced investors, offering solutions that combine comfort, aesthetics, and functionality. Our projects seamlessly integrate innovative technologies and contemporary architecture, offering strong appeal for residency and long-term investment.

€35M+

COMPANY TURNOVER

74

PROPERTIE SOLD SINCE 2017

100%

CLIENTS LOYALTY



OTHER PROJECTS OF THE COMPANY

OUR PORTFOLIO: PROPERTIES FOR RESIDENCY AND INVESTMENTS

PARKSIDE RESIDENCE II



A contemporary residential complex comprising 8 apartments, a short walk away from Kolonakiou street, Limassol.

VISTA BUSINESS CENTER



A modern business center comprising 7 floors, situated in the sought-after Arch. Makariou III Avenue, in the heart of Limassol.

SAKURA RESIDENCE



A residential complex consisting of 12 apartments, situated in the Potamos Germasogeia tourist area, 600 meters away from the seafront of Limassol.

ARCADIA HILLS VILLAS



Villas with panoramic sea views, located in Agios Athanasios residential area of Limassol. The proposed layouts serve as a blueprint and can be customized according to buyers' preferences.



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As your business grows, we provide the foundation for your success.

Scan the QR code to learn more about the project and connect with our team.

