

THE ROOT

A UNIQUE COMMERCIAL DEVELOPMENT



IDEAL SPACES

Elevate your business in a space designed for success.



The Root

Crafted with precision,
designed for excellence.

THE ROOT is a state-of-the-art office building developed by Ideal Spaces, located in the vibrant area of Latsia. This premier development features four stories of high-end office spaces, designed with exceptional modularity to meet the diverse needs of modern businesses. Emphasizing environmental sustainability, THE ROOT incorporates cutting-edge materials and specifications to achieve superior energy efficiency and comfort.

Each floor offers flexible office layouts, allowing businesses to customize their spaces to maximize productivity and collaboration. The building boasts a sophisticated aesthetic, combining contemporary architectural elements with functional design. High-quality construction materials ensure durability and longevity, while advanced energy systems, including photovoltaic panels, contribute to its Energy Class A rating.

In addition to the office spaces, THE ROOT provides comfortable parking solutions in the basement, ensuring convenience for all tenants and visitors. The turnkey solution offered by Ideal Spaces promises a seamless move-in experience, with all essential facilities and features ready for immediate use.

THE ROOT stands as a testament to Ideal Spaces' commitment to excellence, offering businesses a prime location in Latsia that blends modernity, sustainability, and functionality. This development is set to become the go-to choice for companies seeking a prestigious and efficient office environment.



Location

Stay connected with excellent transport links and convenience.

Latsia is a rapidly developing suburb of Nicosia, strategically located to offer unparalleled convenience and connectivity. As a burgeoning business hub, Latsia has attracted numerous enterprises, making it an ideal location for companies looking to establish a presence in a vibrant and growing community.

The area’s strategic position provides easy access to key amenities and infrastructure. The development is situated just 2.8 km from Athalassa Park, offering a serene green space for relaxation and outdoor activities. The General Hospital is located just 3.35 km away. Shopping and entertainment needs are met by the nearby Mall of Cyprus, only 3.5 km from the site.

Last but not least, a key business convenience relates with the proximity to the highway which secures easy and fast transportation to all major cities.

Latsia’s blend of business opportunities, excellent amenities, and strategic location makes it an exceptional choice for modern enterprises.

Location	Distance in Minutes
Highway access	1
Larnaca entrance	20
Limassol entrance	35
Cyprus Mall	5
National Park	5
Hospital	5





Inspiring productivity

Designed with exceptional modularity to meet the diverse needs of modern businesses.

Features

From premium finishes to advance tech, every detail is crafted to enhance your workday.

- Prime location
- Energy efficient building / class A
- Modular design
- Seismic resistant structure
- Thermal aluminium windows
- Photovoltaic panels
- VRV air-conditioning system
- High-quality raised floor and false ceiling (European brands)
- High-quality sanitary ware and mixers (Grohe, Villeroy&Boch, Franke)
- Private parking
- Structure cabling with fiber-optic cables and Wi-Fi access points
- Video phone / access control system
- Provision for fire alarm system
- Provision for security system
- CCTV



Floor	Unit No	Internal area M ²	No. of Parking
Ground Floor & Mezzanine	001	225 (150+75)	3
1st Floor	101	118	2
1st Floor	102	60	1
1st Floor	103	153	3
2nd Floor	201	148	3
2nd Floor	202	168	3
3rd Floor	301	140	3
3rd Floor	302	159	3



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Internal area total: 225M²
Ground Level: 150M²
Number of parking spaces: 3

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Internal area: 75M²

Floor Plans

1st Floor



Office 101

Internal area: 118M²
Number of parking spaces: 2

Office 103

Internal area: 153M²
Number of parking spaces: 3

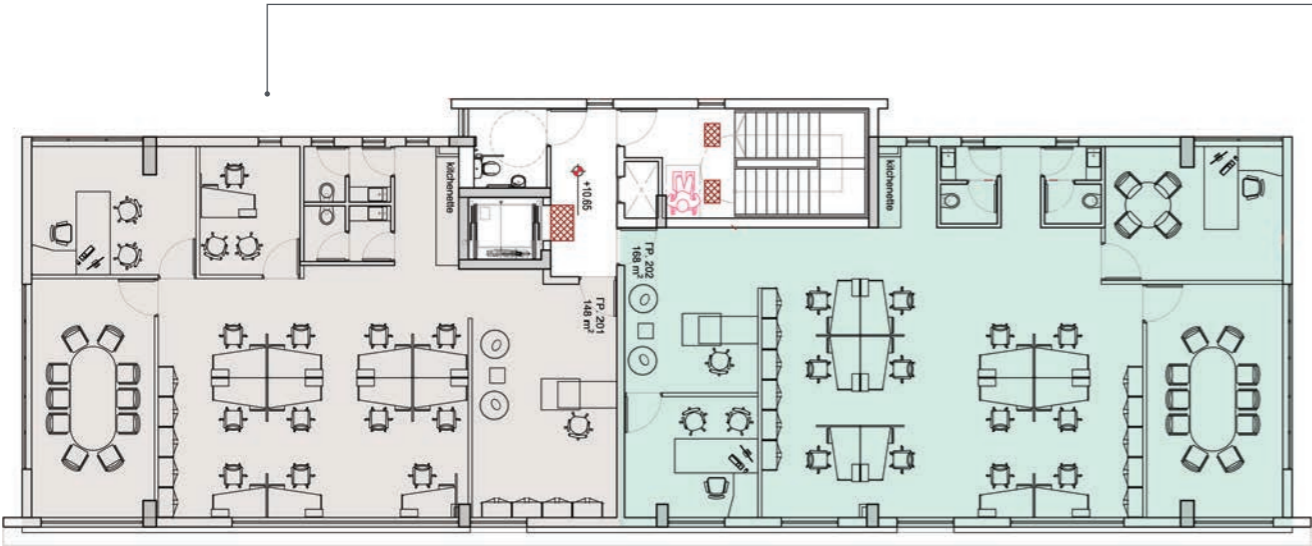
Office 102

Internal area: 60M²
Number of parking spaces: 1



Floor Plans

2nd Floor



Office 201

Internal area: 148M²
Number of parking spaces: 3

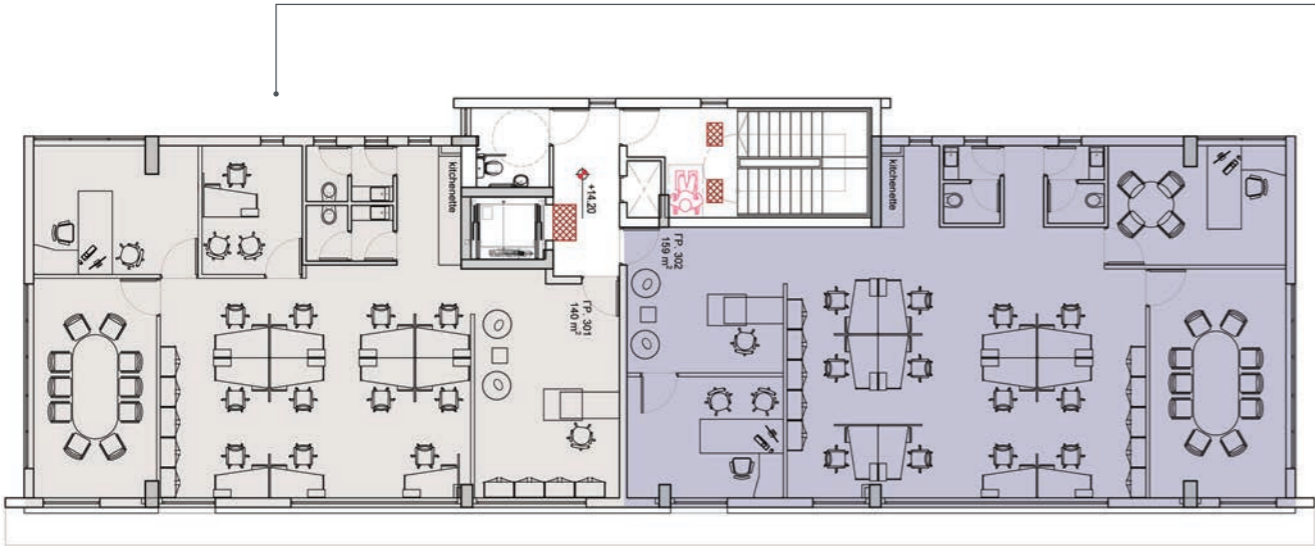
Office 202

Internal area: 168M²
Number of parking spaces: 3



Floor Plans

3rd Floor



Office 301

Internal area: 140M²
Number of parking spaces: 3

Office 302

Internal area: 159M²
Number of parking spaces: 3





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For more information: 700 88 900
www.idealspaces.cy