

# *mandōra*Offices



mandōra

**T:7000 0850**

**E: [info@pastellis.com](mailto:info@pastellis.com)**

# mandōra

Mandora Offices is a newly developed commercial building designed to meet the needs of today's dynamic businesses.

Arranged across four levels of premium office space, the building also features a rooftop garden and dedicated parking at ground and basement levels, combining practicality with a refined architectural presence.

## Location

Defined by clean lines, high-quality finishes and flexible interior layouts, Mandora Offices is designed to adapt to a variety of working styles—supporting both emerging ventures and established companies as they grow.

## Points of Interests

Era Apollon:

200 m

Hellenic bank:

150 m

Ancoria:

550 m

Anexartias

Street:

1500 m

Bank of Cyprus:

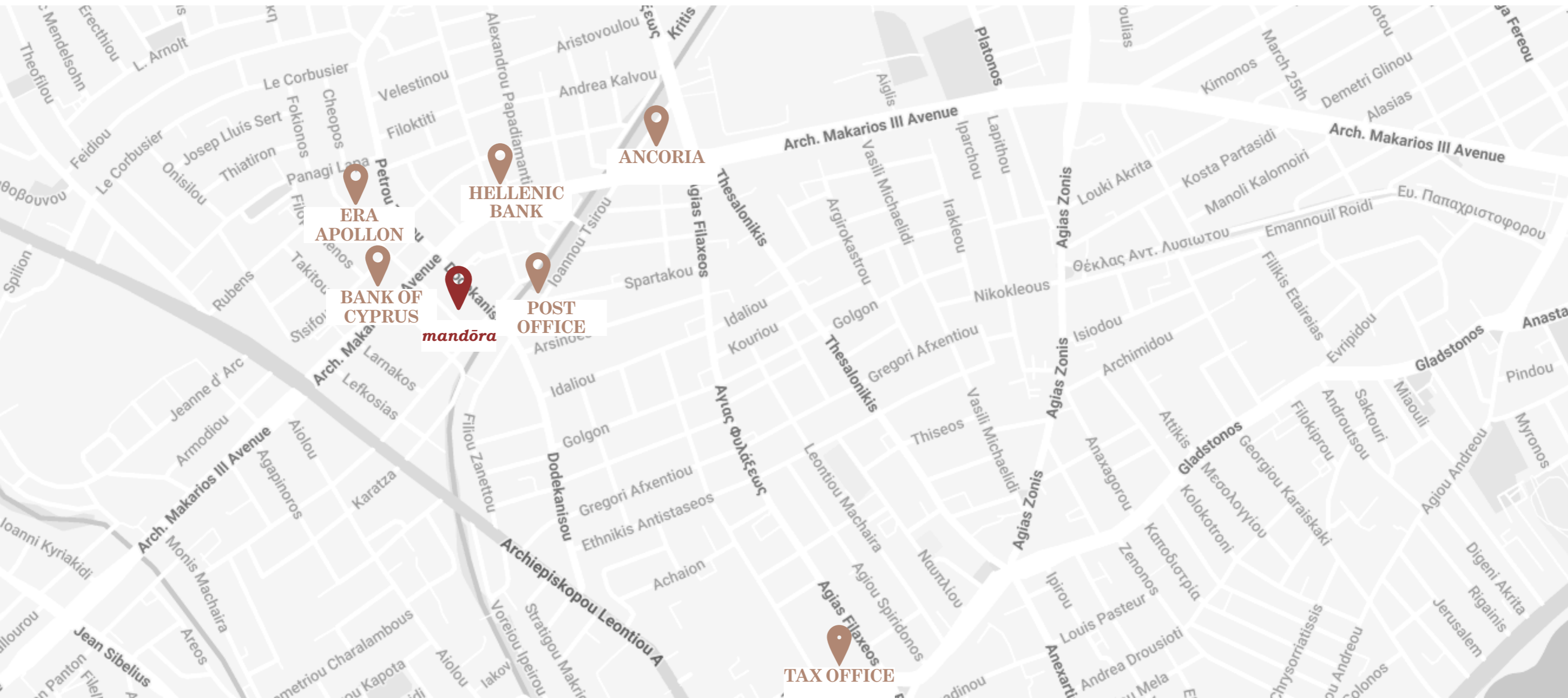
80 m

Post Office:

110 m

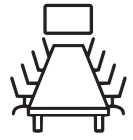
Tax Office:

1000 m





## Main Features



*Flexible Whole- Floor  
Design to cover all needs!*



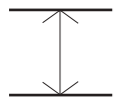
*Covered Parking*



*Camera System*



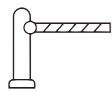
*Common  
Rooftop Garden*



*Floor to Ceiling -Windows*



*Property  
Management*



*Automated Gate  
for Parking*



*Private Balconies  
for each floor*



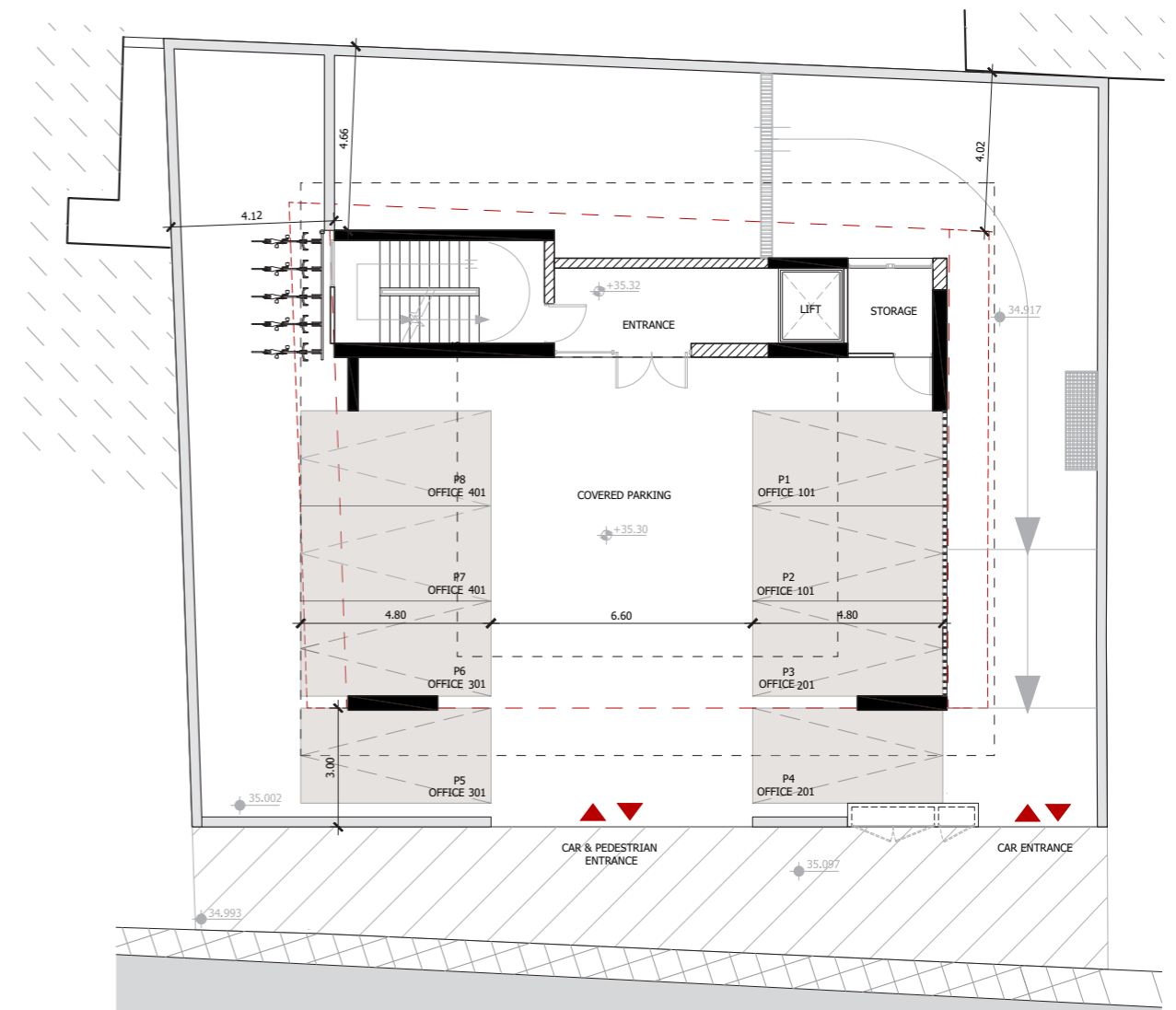
*Electric Vehicle  
Charging Point*



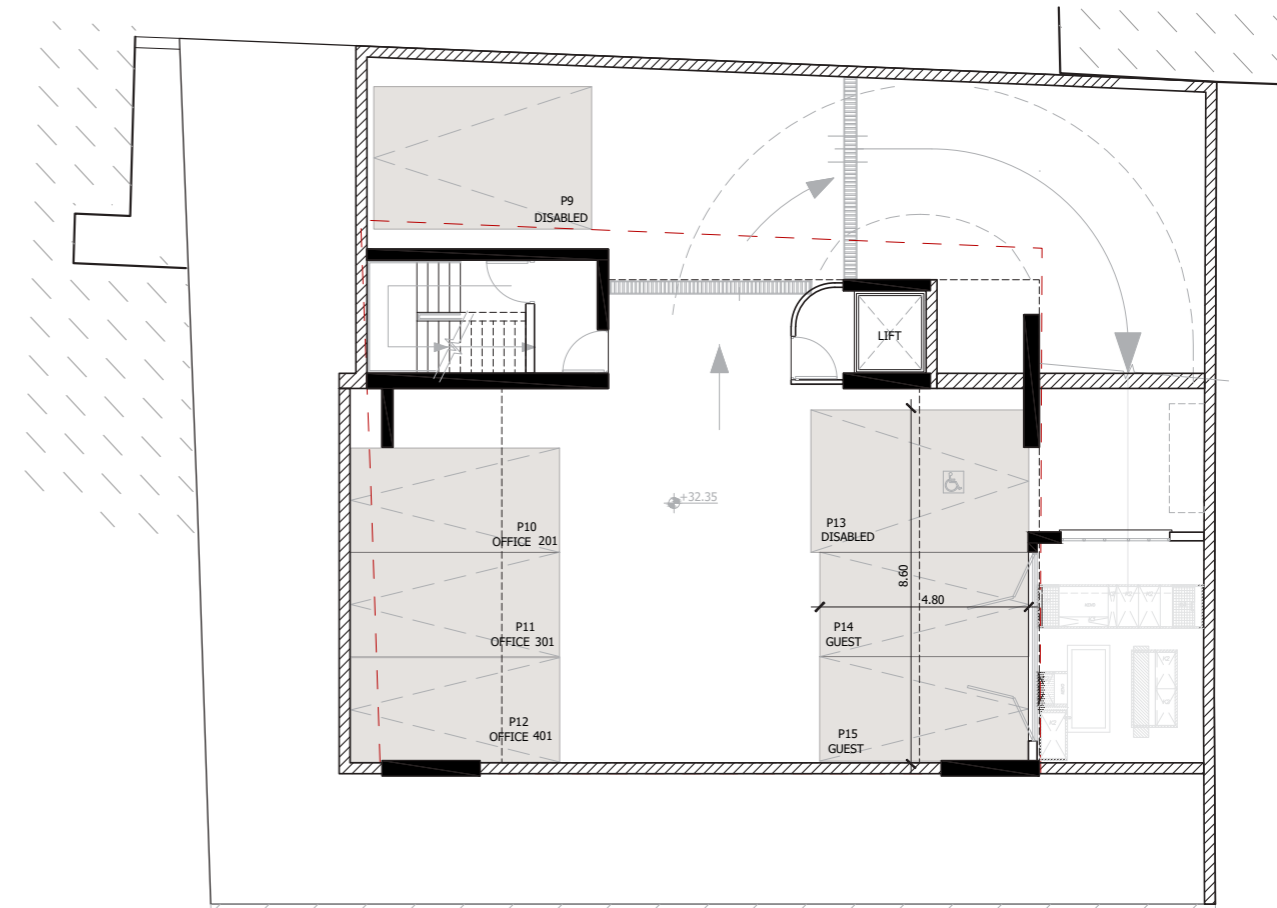
## Total Areas

Office Floor Areas						
Office	Floor	Internal Area	Covered Veranda	Common Area	Total Area	Parking
101	1	145m <sup>2</sup>	21m <sup>2</sup>	10m <sup>2</sup>	176m <sup>2</sup>	2
201	2	153m <sup>2</sup>	21m <sup>2</sup>	10m <sup>2</sup>	184m <sup>2</sup>	3
301	3	145m <sup>2</sup>	21m <sup>2</sup>	10m <sup>2</sup>	176m <sup>2</sup>	3
401	4	153m <sup>2</sup>	21m <sup>2</sup>	10m <sup>2</sup>	184m <sup>2</sup>	3
Roof	5	133m <sup>2</sup>				

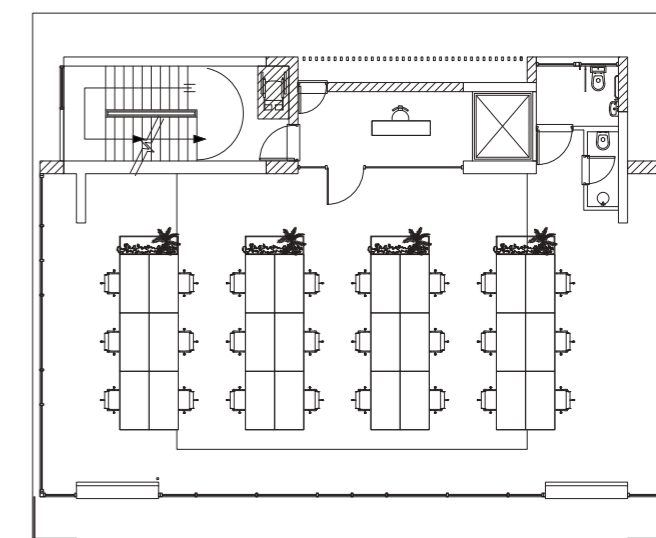
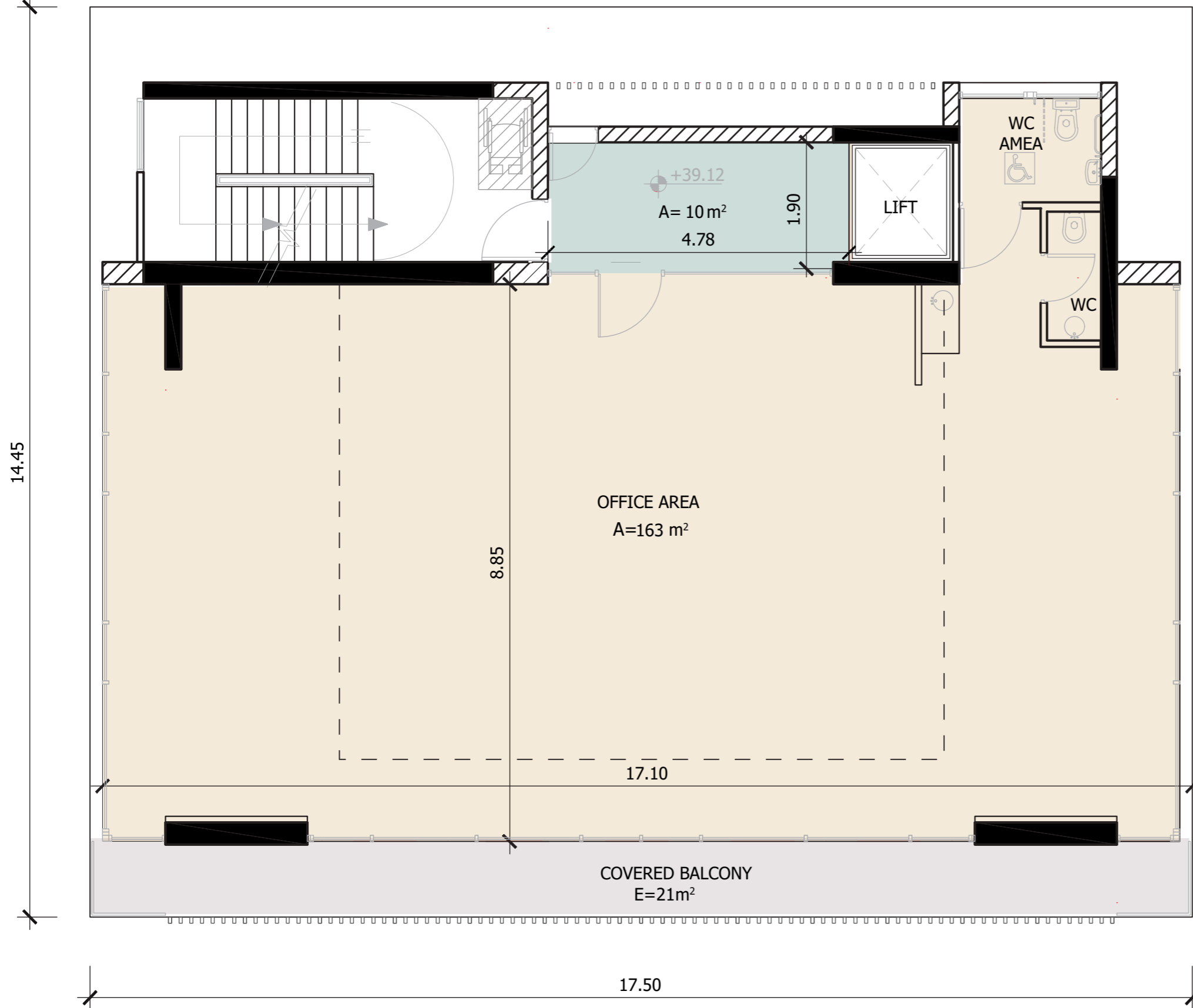
Common Areas				
Entrance	Roof Garden	Guest Parking	Disabled Parking	Bike Storage
11m <sup>2</sup>	133m <sup>2</sup>	2	2	8



Ground Floor Plan



Underground Floor Plan



Furniture layout

## Office 101 Office 301

Located within a contemporary commercial building, this office unit offers 163 m<sup>2</sup> of flexible workspace arranged across the 1<sup>st</sup> and 3<sup>rd</sup> floors.

The open-plan layout allows for efficient space planning and can be configured to suit a range of business needs, from growing teams to established firms seeking a well-positioned base.

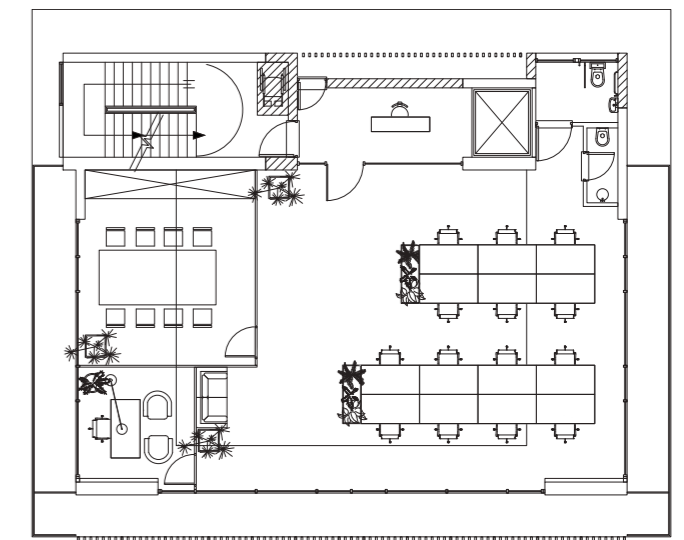
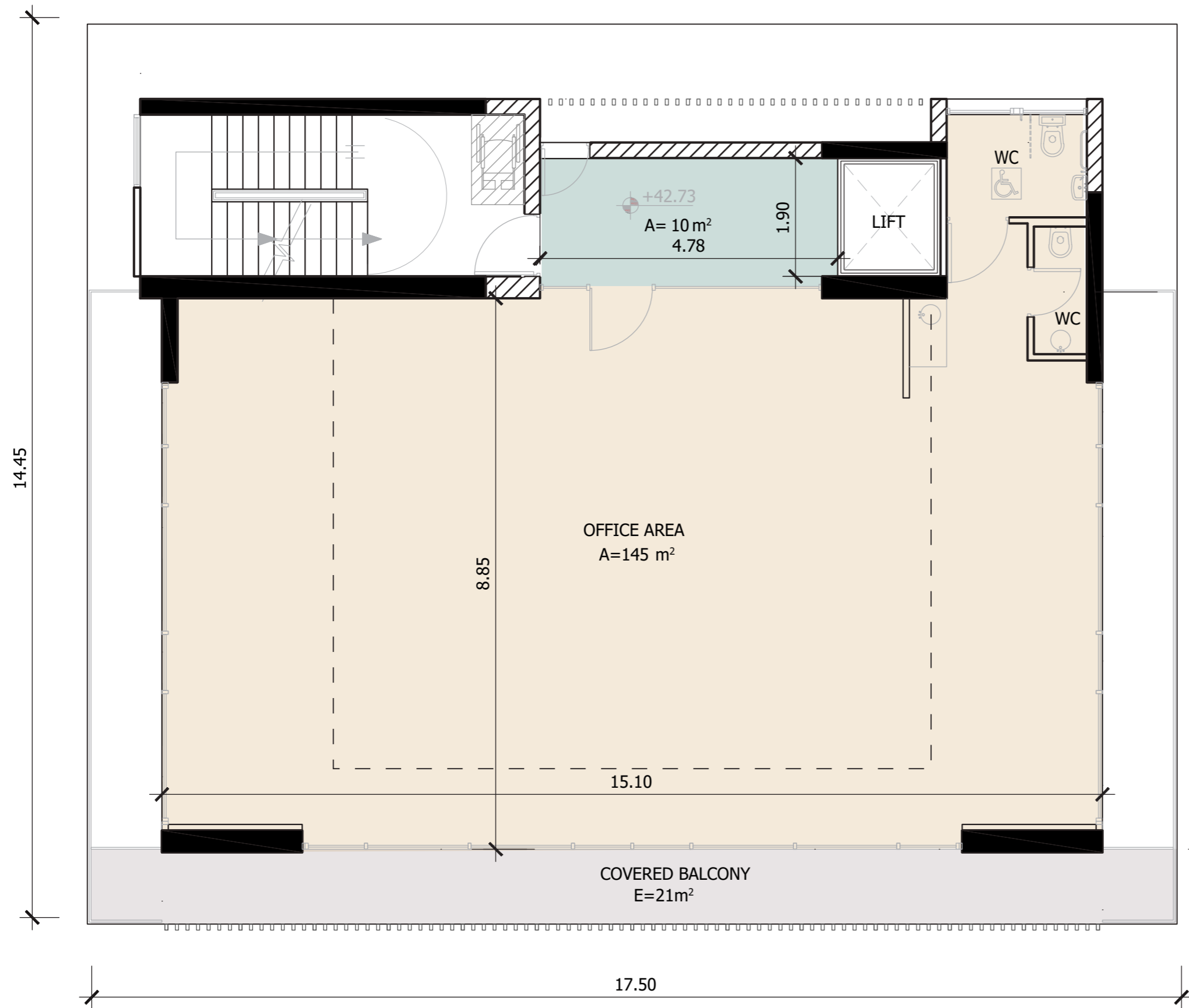
A 21 m<sup>2</sup> private front-facing balcony provides open views and natural light, enhancing the overall working environment.

### Office Floor Plan (101 & 301)

Note:

- \* All areas are indicative and subject to variation.
- \* Furniture layouts and visualisations are indicative and provided for illustrative purposes only.
- \* Mechanical, lighting, and electrical systems will be adaptable to accommodate individual requirements.





Furniture layout

**Office 201**  
**Office 401**

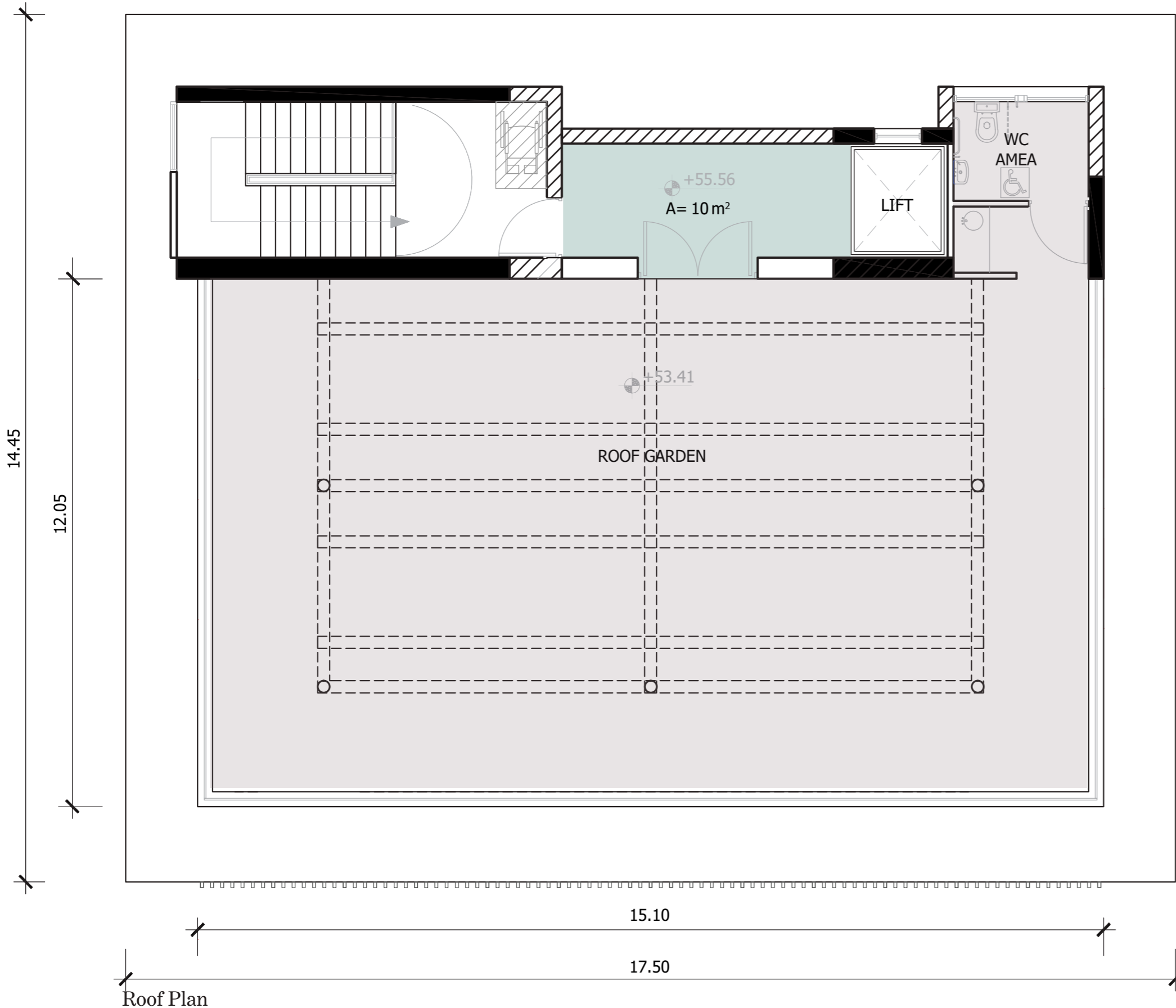
The 2<sup>nd</sup> and 4<sup>th</sup> floors each offer 145 m<sup>2</sup> of well-planned office space, suitable for a range of business uses. The layouts are straightforward and efficient, allowing flexibility in how the space is organised.

Each floor includes a 21 m<sup>2</sup> private balcony, adding valuable outdoor space and contributing to natural light throughout the interior.

Additional side-access external areas further enhance the practicality of the floors, providing extra open space that supports everyday workplace comfort.

Office Floor Plan (201 & 401)

Note:  
 \* All areas are indicative and subject to variation.  
 \* Furniture layouts and visualisations are indicative and provided for illustrative purposes only.  
 \* Mechanical, lighting, and electrical systems will be adaptable to accommodate individual requirements.



Roof Plan

Note:

- \* All areas are indicative and subject to variation.
- \* Furniture layouts and visualisations are indicative and provided for illustrative purposes only.
- \* Mechanical, lighting, and electrical systems will be adaptable to accommodate individual requirements.

## Rooftop

The rooftop level offers 133 m<sup>2</sup> of versatile space, suitable for a range of complementary uses. Its open configuration allows flexibility in planning and can be adapted to meet specific operational or amenity requirements.

The elevated position provides openness, natural light and a sense of privacy, creating an additional level that enhances the overall functionality of the building.

