

#10053

# Commercial Building For Sale Limassol

📍 Neapolis, Limassol

€16,000,000









# Overview


## Specifications

Bathrooms

 4

Covered

 1800 m<sup>2</sup>

Type	Commercial Building	Year of construction	2018
Plot	993 m <sup>2</sup>	Energy efficiency rating	 Exempt
Status	Key ready		

## Description

This commercial building has one of the most prestigious and well-known addresses in all of Cyprus – right on Limassol’s Makarios III Avenue, located in central Limassol, just 1-min walk from Limassol central law courts and Ayios Nikolaos roundabout. The local district has an abundance of banks, government offices, clinics, stylish cafeterias, and quality retail outlets, and all this is simply a walk away from the beachfront.

Rental price: €75,000 + VAT (payment terms: one year in advance + utilities). Minimum lease term: 3 years.

Access control

Modern lobby with high ceilings

Raised floors

Structured cabling system

Full air conditioning

Security systems

Fire alarm system

Ultra-modern office building

Modern double-glazed partitions

Large kitchen

Coffee stations

Spacious lounge area

Secure underground parking

The project was completed at the end of 2018.

Shops and offices – total covered area: 1,800 sq.m:

Ground floor – Shop: 510 sq.m

Ground floor – Office: 305 sq.m

2nd floor – Office: 320 sq.m

3rd floor – Office: 330 sq.m

4th floor – Office: 335 sq.m

# Additional information






## Facilities

Aircondition, Central system	Elevator	Parking, Underground
Solar water heater		

## Features

Alarm system	Glass partitions	High ceilings
Raised floors	Structured cabling/wiring	

## Distances

Amenities  300 m	Airport  6 km	Sea  800 m
Public transport  200 m	Schools  500 m	