

#6913

# Commercial Building For Sale Limassol

📍 Agios Fylaxios, Town Centre, Limassol

€5,725,000







# Overview

## Specifications

Covered

 1100 m<sup>2</sup>

Type	Commercial Building	Status	Under construction
Covered parking	340 m <sup>2</sup>	Year of construction	2023

## Description

Prime Offices located in the heart of Limassol, on Ayias Fylaxeos street, 30m from the junction with Makarios III Avenue, in one of the most prestigious commercial areas.

The development consists of 1,100sqm of office space, including covered verandas, split across 6 floors plus 170sqm of retail space on ground and mezzanine floors.

In addition, there is 260 sqm of communal area and 340 sqm of parking area creating 19 covered parking spaces in total, split across basement and ground floor.

A unique product in Limassol's current offering, targeting a highly sought-after segment in the market of medium sized, newly built office units, currently suffering from low supply levels. Modern infrastructure for low running costs.

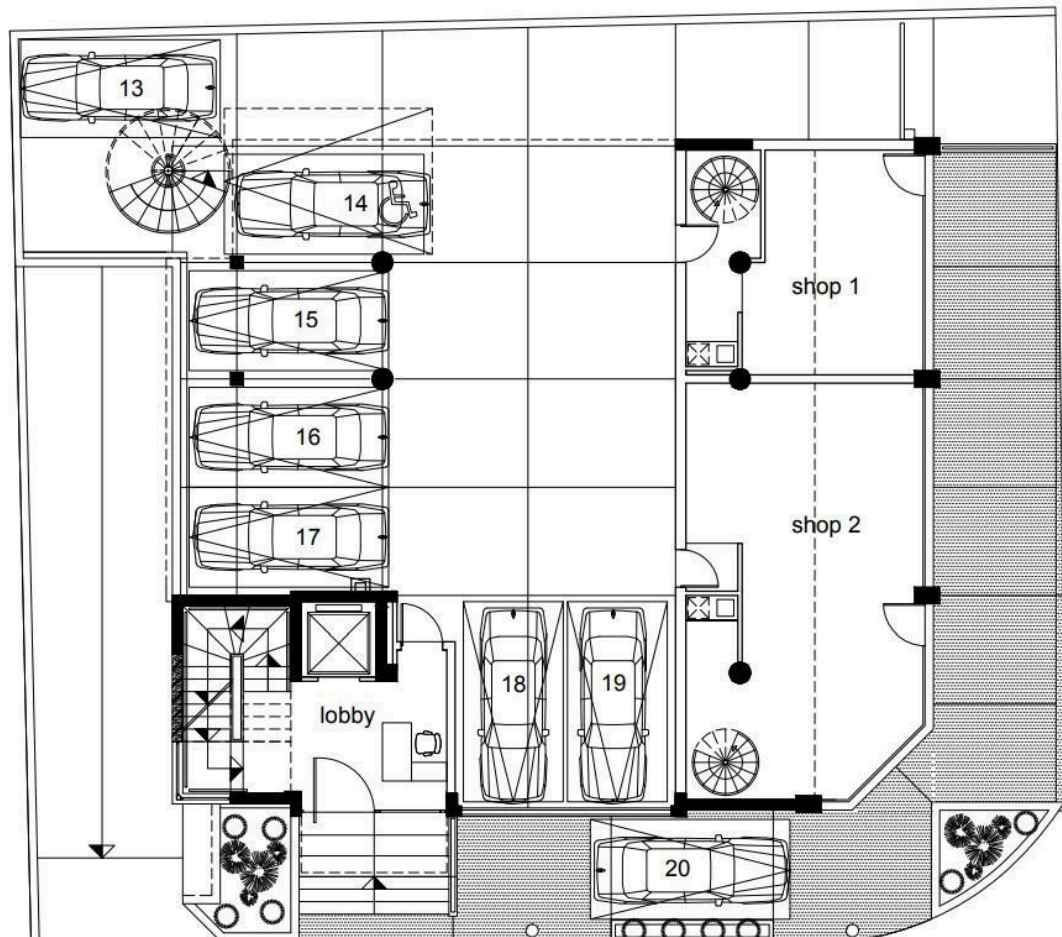
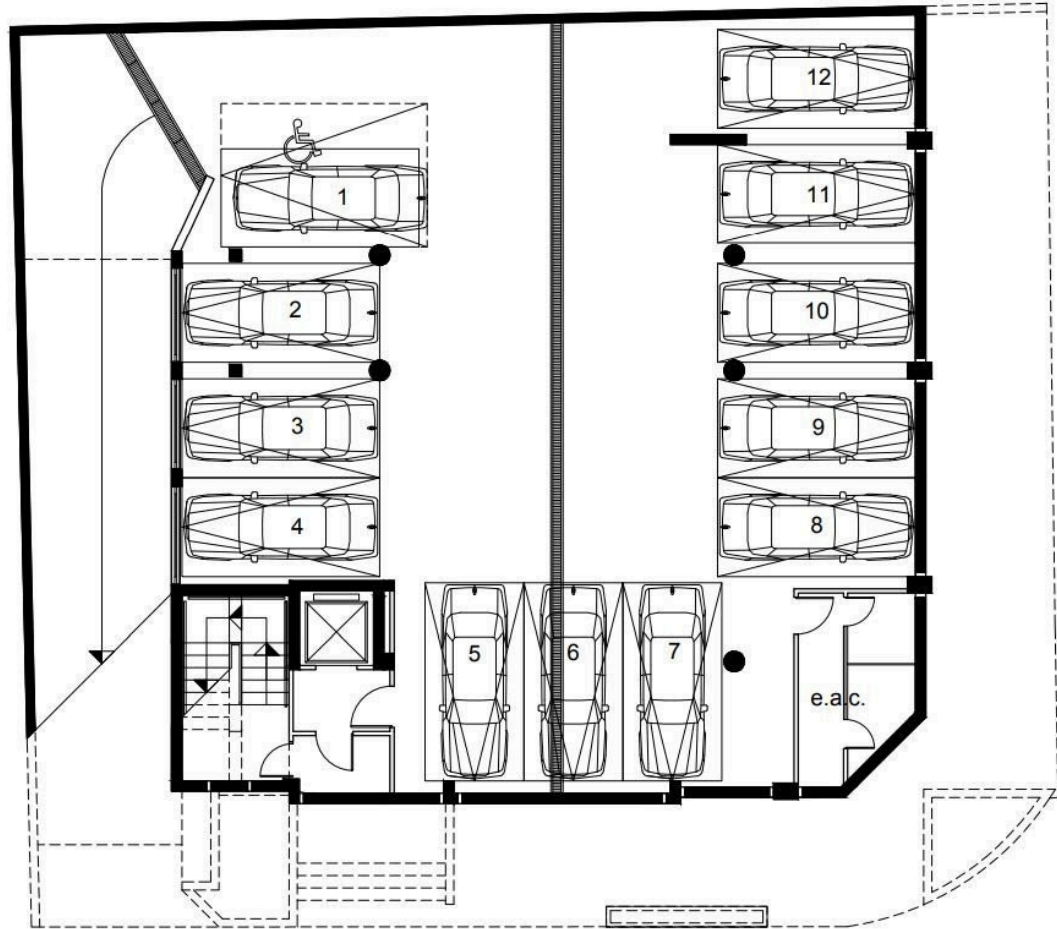
Flexible internal layouts and arrangement.

With respect to the payment method, it will be applied against the following milestones:

- 20% down-payment
- 40% at the middle of the construction phase
- 40% at delivery



# Floor plans



# Additional information

## Features

Double glazing	Easy access to highway	Easy access to main roads
Kitchenette	Main road	Meeting room
Near amenities	Near bus route	