

# Office 465 SQM For Sale

**€2,400,000 Negotiable**

Linopetra, Agios Athanasios, Limassol

## Key Facts

- 465 m<sup>2</sup> Covered Area
- Uncovered verandas: 345m<sup>2</sup>
- Title Deed: Available

**ID: 22014**



## Indoor Features

- Air Conditioning
- Basement
- CCTV system
- Covered Parking
- Electrical Appliances
- Fire alarm system
- Fitted Kitchen
- Guest Toilet
- Open-plan
- Reception
- Security System
- Utility Room
- Ventilation System
- Video entrance system
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Solar System

## Description

Large Entire Office Floor of 464m<sup>2</sup> of covered area - 2nd floor

Partitions, basement parking, storerooms and large lobby at the ground floor

The offices provide access control, air -conditioning, lift, raised floors, false ceilings, 2 kitchens, men and women toilets etc.

7 Covered parking areas Plus Guest parking areas - Underground Parking

This property is also ideal for an investment as there is a rental guaranteed of return for 3 years for 6%!

2 Storerooms

Raised Floors

VRV

Title Deed

















## 2nd floor: 464 m<sup>2</sup>

- Outside verandas 345 m<sup>2</sup>
- Personal office area
- Open-space office area
- Toilets
- Server room
- Kitchen

