

# Office 156 SQM For Sale

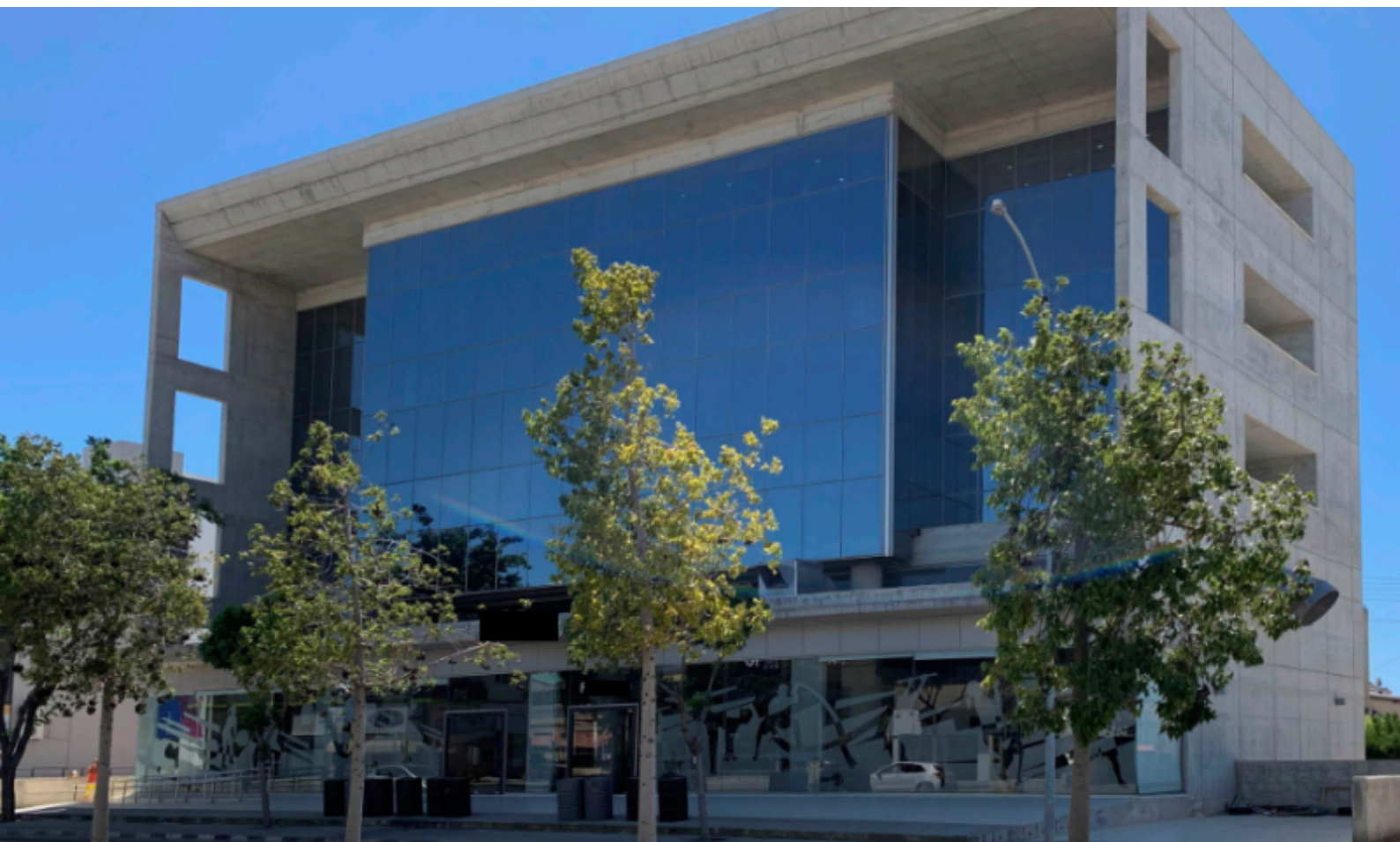
**€1,300,000 Negotiable**

Petrou & Pavlou, Limassol City Centre, Limassol  
New Build

## Key Facts

- 156 m<sup>2</sup> Covered Area
- 20 m<sup>2</sup> Covered Verandas
- New Build
- Title Deed: Available

**ID: 30760**



## Indoor Features

- Air Conditioning
- Conference room
- Covered Parking
- Elevator
- Fitted Kitchen
- Male and Female W/C
- Reception
- Security System
- Underground Parking
- Utility Room
- Ventilation System
- Video entrance system
- EPC Energy Class: Pending

## Outdoor Features

- Solar System

## Description

Excellent Investment Opportunity!

Outstanding Top Floor Office For Sale in Petrou & Pavlou, Limassol City Centre with Title Deeds!

Central location, in one of the most convenient and prominent positions

It is located along one of the most active commercial roads in the area

In addition, it boasts excellent access to the highway, city center, and a plethora of amenities!

3rd Floor!

Sea and mountain views!

Currently rented to quality tenants, generating a high and secure yield of 5% with the potential to increase!

156m<sup>2</sup> of Net Indoor area

20m<sup>2</sup> of Covered Verandas

2 Underground parking spaces

Additional nearby public parking

Spacious open-plan office

Directors Office

Reception

Conference Room

Kitchenette

Male and Female W/C

Raised flooring

Server room

VRV A/C

Security system

Video entrance system

High-speed networking Cat 6 structured cabling

High-tech interior design

Modern Architecture

Elevator

Secure underground parking with automatic security doors

Year of Build: 2008

Solid Structure

Exceptionally well-maintained and renovated!

This office is a captivating investment opportunity!

It is currently rented to quality tenants with a yield of 5% and is due to increase by 6% in February 2024!

Contact us for full information and for a private viewing





