

# Commercial Building 2,485 SQM For Sale

**€15,600,000**

Kolonakiou Avenue, Agios Athanasios, Limassol  
New Build

## Key Facts

- 2,485 m<sup>2</sup> Covered Area
- 9 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 173m<sup>2</sup>
- New Build
- Title Deed: Available

**ID: 36052**



## Indoor Features

- Basement
- Conference room
- Covered Parking
- Elevator
- Fitted Kitchen
- Guest Toilet
- Provision for Air Conditioning
- Reception
- Underground Parking
- Utility Room
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Roof Garden
- Uncovered Parking

## Description

Brand New Commercial Building For Sale in Kolonakiou Avenue area, Agios Athanasios, Limassol

Located in a prominent position along one of the most active roads in Limassol  
It boasts proximity to the highway and the city center!

In addition, it is surrounded by a plethora of amenities

\*This property is an extension to the ground-floor shops

\*The shops are currently rented to quality tenants!

Communal roof terrace!

Sea Views

2,016m<sup>2</sup> of Net Indoor area

469m<sup>2</sup> of Basement area

9m<sup>2</sup> of Covered Veranda

173m<sup>2</sup> of Uncovered Verandas/Roof Terrace

369m<sup>2</sup> of Common areas

Underground Parking

On-street parking

Directors' Offices

Conference Rooms

Receptions

Open plan workspaces

Kitchenettes

W/C's

Provisions for A/C

Ultra-modern design

High-quality materials and finishes

Secure Building

Elevator

Delivery Time: October 2024 (Approx)

This impressive building is a compelling investment opportunity!

It is partly rented and has the potential to generate a yield of around 9-10%

Contact us for full information and a private viewing















KONKOPHETA



