Commercial Building 2,485 SQM For Sale

€15,600,000

Kolonakiou Avenue, Agios Athanasios, Limassol New Build

Key Facts

• 2,485 m² Covered Area

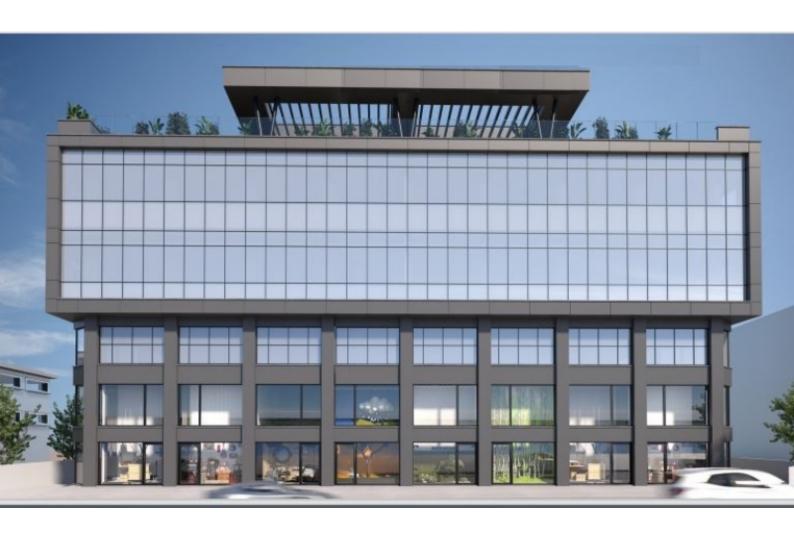
• 9 m² Covered Verandas

• Uncovered verandas: 173m²

• New Build

• Title Deed: Available

ID: 36052



Indoor Features

Outdoor 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

- 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

2,016m2 of Net Indoor area

469m2 of Basement area

9m2 of Covered Veranda

173m2 of Uncovered Verandas/Roof Terrace

369m2 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



















