

# Commercial Building 1,741 SQM For Sale

**€4,400,000 Negotiable**

Limassol City Centre, Limassol

## Key Facts

- 1,741 m<sup>2</sup> Covered Area
- 1,114 m<sup>2</sup> Land Size
- Title Deed: Available

**ID: 38286**



## Indoor Features

- Air Conditioning
- Basement
- CCTV system
- Covered Parking
- Fitted Kitchen
- Guest Toilet
- Open-plan
- Provision for Air Conditioning
- Reception
- Underground Parking
- Utility Room
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Uncovered Parking

## Description

Excellent Investment Opportunity!

Large Commercial Building For Sale in Limassol City Center with Final Approval

Located in a highly prominent position, along one of the most active and central roads

It offers seamless access to the seafront, the highway, and the Marina

In addition, it is surrounded by a wide range of amenities!

1,741m<sup>2</sup> of Net Indoor area

272m<sup>2</sup> of Mezzanine

781m<sup>2</sup> of Basement area

1,114m<sup>2</sup> of Plot area

Underground Parking

Uncovered Parking

On-street Public Parking

Reception

Office

Managers Office

Kitchen

W/C's

Storerooms

A/C

CCTV

Security System

Year of Build: 2005

Excellent Condition

This commercial office building is a captivating investment opportunity!

Contact us for full information and a private viewing