

Shop 130 SQM For Sale

€500,000

Omonia, Limassol City Centre, Limassol

Key Facts

- 130 m² Covered Area
- Title Deed: Available

ID: 7322



Indoor Features

- Air Conditioning
- Covered Parking
- Guest Toilet
- Open-plan
- Water Heater
- EPC Energy Class: Pending

Outdoor Features

- On Street Parking

Description

This shop is part of Pavilion Tower. Consisting by 84.00m² Ground area + 46.00m² Mezzanine area making a total of 130.00m² of commercial space!

Shop Units

- Shop false ceilings are of the easily maintained exposed-grid type with 60x60cm sound insulating tiles and an adequate number of 60x60cm fluorescent lighting units with reflectors.
- Shop, WC and kitchen floors are finished in 60x60cm white and grey tiles as the cladding of WC walls up to the doors height.
- Internal walls are finished in putty and emulsion paint.
- Supply of hot water to kitchens.
- Provisions for the installation of split-unit type air conditioning.
- Provisions for the installation of a burglar alarm system and CCTV.

Envelope

- Open & tilt windows and sliding patio doors, all in thermal aluminium casings with double glazing consisting of 5mm grey smoked external glass pane, 14mm air gap and 6mm internal clear low-e for thermal and sound insulation.
- External surfaces above and below openings clad in 4mm alucobond panels with 50mm Styrofoam and 50mm air gap for thermal and sound insulation.
- Remaining external surfaces finished in 30mm thermal aerated plaster and acrylic grafiato.
- Roof protected by a sandwich of two layers of damp proof courses with 50mm of Styrofoam and screed in falls for thermal insulation.

PAVILION TOWER is part of a 5.323m² land plot and it is of commercial and office use. It is located at the corner of Paphos and Omonias Avenues, on the road leading to the Limassol's New Port. Its nodular location connects east to west parts of Limassol while at the same time it provides direct and easy access onto the motorway network

connecting Limassol to other cities and airports.

The immediate surrounds are highly commercialized with shops, offices and showrooms of large commercial and automobile organizations and is being constantly enhanced with new commercial developments thus creating capital appreciation for the properties in the area.

It is also very near to government and utility organizations' district offices like those of Land Registry, Social Insurance, the Limassol Water Board and Limassol Sewage Dept. as well as to a number of bank branches and local and international ship management company offices, while it is only a short distance from the Limassol Marina and the Ipsonas industrial park.

The building is of high specifications and makes use of advanced technologies affording it with energy efficiency certification. It comprises of 8 shop units at ground and mezzanine levels and of five levels with 5 open plan autonomous office spaces which may be split into two units per level. Pavilion Tower has a total of 123 parking spaces including 13 parking spaces for disabled.

Pavilion Tower is the most recently build commercial project in the nearby area and the only available project in the area with such modern and spacious offices with energy efficient certificates and numerous parking spaces suitable to host the head offices of any respectable company or even governmental organisations. The project's strategic location is also ideal for the successful operation of any shop such as in the clothing, telecommunications, cosmetics, travel, florist and pharmacy business among other.

