

# WHOLE BUILDING CLOSE TO ANEXERTASIAS STREET

620 000 €

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<b>Property Code:</b>	7029	<b>Type:</b>	Sale - Building
<b>Location:</b>	Limassol - CITY CENTER	<b>Internal Area:</b>	202 m <sup>2</sup>
<b>Distance to the sea:</b>	1 km	<b>Status:</b>	Resale
<b>VAT:</b>	NO VAT		

## Description:

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I'm excited to share an amazing property opportunity with you right in the heart of Limassol, just next to Anexartisias Street. This building is ideal for studios or offices, and it has a great potential!

### Property Highlights:

- 2 shops (34 sq m each)
- 2 mezzanines (22 sq m each, one with a private door)
- A spacious 2-bedroom flat with a living room & extra kitchen (90 sq m)
- Laundry room & a lovely rooftop garden

### Details:

- Plot size: 105 sq m
- Covered area: 202 sq m
- Density: 170%
- Note: There is no parking available.

### Additional Potential:

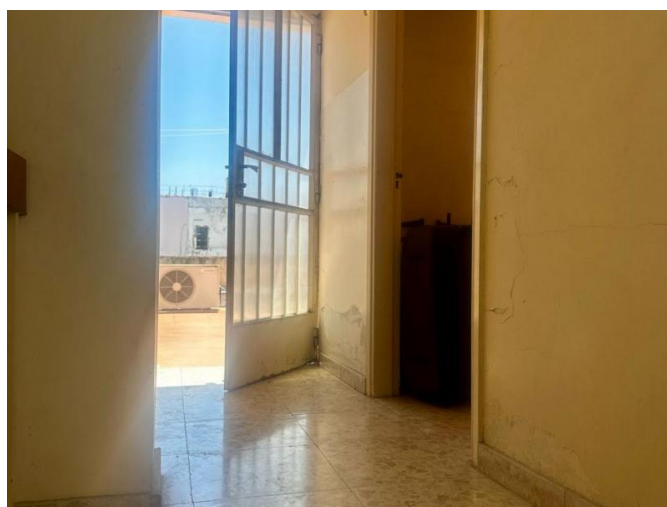
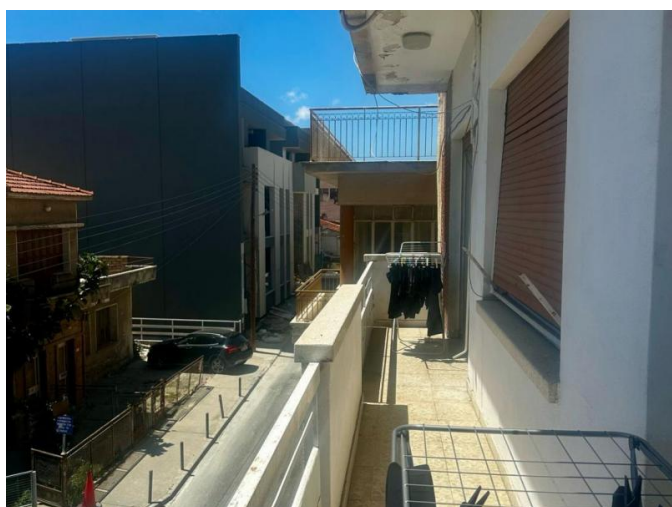
Option to build a loft floor on top, like a soffita. The entire upstairs area can be converted into studios or offices. Lofts that are built within the roof are not counted towards the building's total square footage, so you are allowed to create a full roof and maximize the space

Asking Price: €620,000

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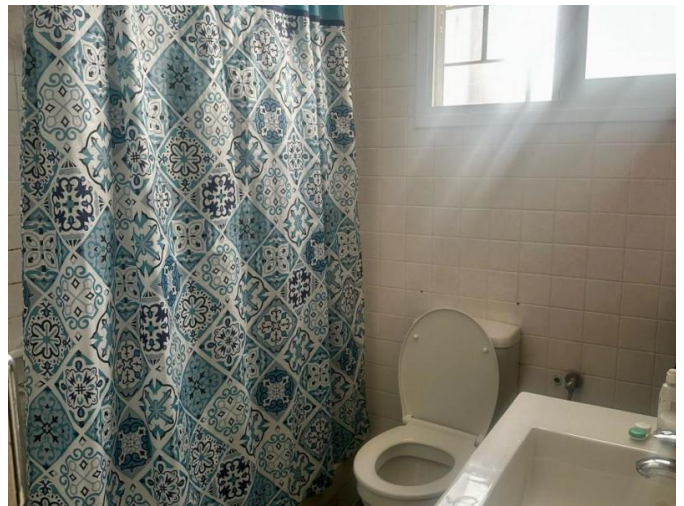
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