

# COMMERCIAL BUILDING FOR SALE IN THE CITY CENTER

€ 3 500 000

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<b>Property Code:</b>	1222	<b>Type:</b>	Sale - Building
<b>Location:</b>	Limassol - CITY CENTER	<b>Internal Area:</b>	1130 m <sup>2</sup>
<b>Distance to the sea:</b>	3 km	<b>Distance to airport:</b>	70 km
<b>Status:</b>	New		

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## Property features:

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Air Condition	Parking - Covered	Telephone Line	Solar panels for hot water
Double Glazing			

## Description:

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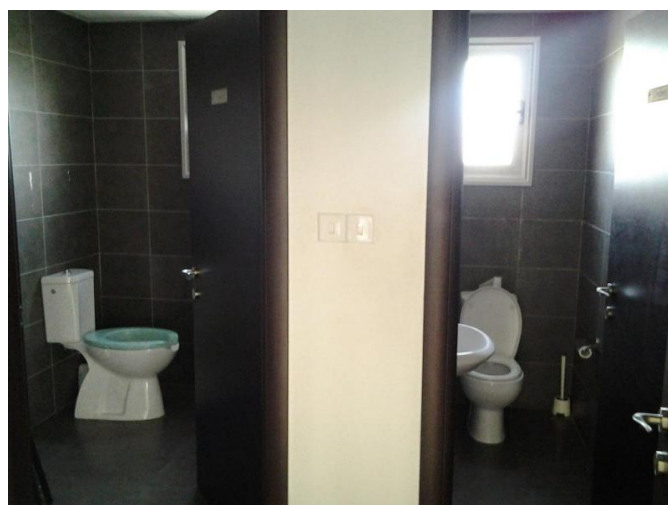
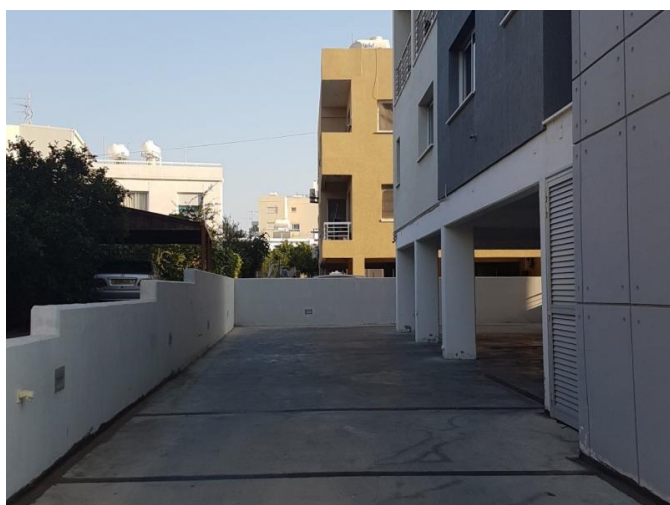
The building is located in the center of Limassol, in the heart of its business life. Total covered area of the building is 1130 m<sup>2</sup> and it has 12 covered parking spaces. The building consists of the ground floor with a mezonine floor with internal covered area of 155.49 m<sup>2</sup> / 82.20 m<sup>2</sup> (shop area), and three floors of the rented offices of total area 261.81 m<sup>2</sup> each floor. Total stable rental yearly income is 150000 euro.

### Building facilities:

Alarm system for each floor  
Security cameras for the whole building  
Video camera at the entrance area  
A/C - VRV system for each floor  
Smoke detectors alarm for the whole building  
Race floor  
Partitions  
Electrical and telephone connections  
False ceiling

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