

**BUSINESS CENTRE LOCATED IN PRIME  
LOCATION OF SAINT NICOLAS AREA RIGHT  
IN THE CENTER OF...**

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6 000 000 €

<b>Property Code:</b>	2035	<b>Type:</b>	Sale - Commercial
<b>Location:</b>	Limassol - AGIOS NIKOLAOS	<b>Internal Area:</b>	1440 m <sup>2</sup>
<b>Number of floors:</b>	6	<b>Distance to the sea:</b>	300 m
<b>Distance to airport:</b>	65 km	<b>VAT:</b>	subject

**Property features:**

Unfurnished	Telephone Line	VRV central ceiling system	Solar panels for hot water
Double Glazing	Parking	Balcony	

**Description:**

Business centre located in prime location of Saint Nicolas Area right in the center of a fast growing, vibrant and cosmopolitan city.

Business Centre offers the place to be when it comes to business. A modern and elegant building with ergonomic offices tailored to the needs of its tenants. Near to all governmental and municipal departments and 2 minutes walking distance from Limassol Courts is a hot spot for law, accounting, consultancy, real estate and construction companies.

**Location:** Saint Nicolas, Limassol

**Covered areas:** 1440m<sup>2</sup> / 780 m<sup>2</sup> office spaces + 120 m<sup>2</sup> covered verandas, + 180 m<sup>2</sup> roof + 180 m<sup>2</sup> mechanical space, future office space 360 m<sup>2</sup> / 10 parking's + 5%

**Plot Area** 477 m<sup>2</sup>

**Type :** Investment/Sale 6.000.000 euro plus VAT

Estimated delivery date : 10 monrh - august 2021

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