

# COMMERCIAL BUILDING FOR SALE IN LIMASSOL WITH EASY ACCESS TO THE HIGHWAY

€ 3 000 000

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<b>Property Code:</b>	2240	<b>Type:</b>	Sale - Building
<b>Location:</b>	Limassol - AGIA FYLA	<b>Internal Area:</b>	1200 m <sup>2</sup>
<b>Number of floors:</b>	3	<b>Heating:</b>	Diesel heating
<b>Distance to the sea:</b>	6 km	<b>Distance to airport:</b>	60 km
<b>Status:</b>	Resale	<b>VAT:</b>	NO VAT

## Property features:

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Air Condition	Telephone Line	VRV central ceiling system	Double Glazing
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## Description:

Commercial building for sale in Limassol with easy access to the highway, located near many other well known shops / businesses and can be seen clearly from the highway which makes it an excellent investment opportunity for any future business.

The building is currently a private language institute and is in excellent condition due to its very thorough maintenance. It consists of several classrooms, toilets, balconies and offices of equal size distributed between the various floors. Exact details of each floor is given below.

In addition to the multiple and very spacious rooms and its excellent visibility from the highway, the building also offers plenty of covered and uncovered parking spots, both on the ground floor and in basement.

Highway access is also very easy since it's through a quiet road accessible also from alternative routes.

## Building & Plot description

The building is built on two levels including a basement, in a plot of 1051m<sup>2</sup> having a total covered area of 1200m<sup>2</sup> with a possibility to build a third floor of additional 400m<sup>2</sup> and it has provision for lift. Plot's building density is 90% with a maximum height possibility of 13.5m and is provided with uncovered parking for 13 cars

It has also fire and burglar alarm, stairwell with emergency exit from each floor, verandas going round the building, controlled building and underground parking entry as well as central air conditioning system and heating.

## Ground floor description

The ground floor covers 360m<sup>2</sup> and it consists of the reception area, seven private offices, a kitchenette / utility room, four WCs and a storage room.

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## **First floor description**

First floor covers 360m<sup>2</sup> and it consists of seven private offices, a kitchenette / utility room and four WCs

## **Basement description**

The basement covers 550m<sup>2</sup> and it provides 14 covered parking slots. It also includes four WCs

## **Other advantages**

VAT is not applicable for this sale and there is a title deed available for immediate transfer with no complications.



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