

# MODERN WHOLE FLOOR OFFICES AT LINOPETRA AREA LIMASSOL

2 400 000 € — 4 050 000 €

<b>Property Code:</b>	2399
<b>Location:</b>	Limassol - AGIOS ATHANASIOS
<b>Floor:</b>	2
<b>Status:</b>	Resale

<b>Type:</b>	Sale - Office
<b>Internal Area:</b>	464 m <sup>2</sup>
<b>Number of floors:</b>	3

## Property features:

Air Condition      Parking - Covered      Parking - Uncovered      Telephone Line  
Double Glazing

## Description:

Location: The offices are in Agios Athanasios Avenue, in the east part of Limassol, with excellent access to the highway, the city centre and the seafront. Agios Athanasios Avenue is considered among the best commercial areas of Limassol with 24hour non-congested traffic flow, easy parking space around and short distance to public services, banks and restaurants.

### Description:

**Whole 1st floor offices** with partitions, basement parking, store rooms and large lobby at the ground floor. The offices provide access control, air -conditioning, lift, raised floors, false ceilings, 2 kitchens, men and women toilets etc.

Return on Investment: A guaranteed return on investment of 4,79%. The tenant is a well-known international insurance company with 3 years tenancy period and with an average return on investment of 4,87%.

PRICE 4.050.000 EURO

**Whole 2nd floor office** with partitions, basement parking, store rooms, large uncovered verandas and large lobby at the ground floor. The office provides also access control, air-conditioning, lift, raised floors and false ceilings. Return on Investment: A guaranteed return on investment of 4,64%. The tenant is a well-known international insurance company with a total 4 years tenancy period and with an increase on the rental price of a 4% annually.

District: Limassol Area: Agios Athanasios 2nd Floor Office Area: 464 sq. m Covered Parking: 7 parking 2 Storerooms Uncovered Verandas: 345 sq. m Raised Floors Title Deed

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**Price: €2,400,000 Rental income Yield: 4,64% Annual Increase on Rental Price: 4%**



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