

Property Code:	2399	Type:	Sale - Office
Location:	Limassol - AGIOS ATHANASIOS	Internal Area:	464 m ²
Floor:	2	Number of floors:	3
Status:	Resale		

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

MODERN WHOLE FLOOR OFFICES AT LINOPETRA AREA LIMASSOL

2 400 000 € —4 050 000 €

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



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