

MODERN WHOLE FLOOR OFFICES AT LINOPETRA AREA LIMASSOL

2 400 000 € — 4 050 000 €

Property Code:	2399
Location:	Limassol - AGIOS ATHANASIOS
Floor:	2
Status:	Resale

Type:	Sale - Office
Internal Area:	464 m ²
Number of floors:	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

**MODERN WHOLE FLOOR OFFICES AT
LINOPETRA AREA LIMASSOL**

2 400 000 € —4 050 000 €

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:

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



**MODERN WHOLE FLOOR OFFICES AT
LINOPETRA AREA LIMASSOL**

2 400 000 € —4 050 000 €

