

<b>Property Code:</b>	2501	<b>Type:</b>	Sale - Building
<b>Location:</b>	Limassol - OLD PORT	<b>Year of construction:</b>	2021
<b>Distance to the sea:</b>	50 m	<b>Distance to airport:</b>	60 km
<b>Status:</b>	New	<b>VAT:</b>	plus VAT

**Property features:**

Air Condition	Parking - Covered	Parking - Uncovered	Telephone Line
Solar panels for hot water	Double Glazing		

**Description:**

a Class A building of luxury offices which will be constructed in the heart of Limassol on the well known Molos area 50 metres from the sea.

All permits have been obtained and construction will begin soon. The building is currently marketed as a whole and the asking price is €4.850.000. Expected rental income with current market rates for any investor is expected to be around €200k-€250k per year.

Estimated delivery date end of 2021

**BUILDING OF 5 FLOORS**

GROUND FLOOR LEVEL - PARKING AREA 5 PARKING SPACES - COVERED AREA 165 SQM - UNCOVERED AREA 52

1ST FLOOR LEVEL - OFFICE 101 - COVERED AREA INCLUDING COMMON AREA 173 SQ.M

2ND FLOOR LEVEL - OFFICE 201 - COVERED AREA INCLUDING COMMON AREA 173 SQ.M

3RD FLOOR LEVEL - OFFICE 301 - COVERED AREA INCLUDING COMMON AREA 173 SQ.M

4TH FLOOR LEVEL - OFFICE 401 - COVERED AREA INCLUDING COMMON AREA 109 SQ.M

UNCOVERED VERANDA 73

5TH FLOOR LEVEL - ROOF GARDEN - 77 SQ.M

TOTAL COVERED AREA 509 SQ.M COVERED VERANDAS 321 SQ.M UNCOVERED VERAND 186 SQ.M

**A CLASS A BUILDING OF LUXURY OFFICES**

**4 850 000 €**

