

MODERN COMMERCIAL BUILDING GOOD RETURN ON INVESTMENT

4 500 000 €

| | | | |
|-----------------------------|----------------------|-----------------------------|---------------------|
| Property Code: | 2540 | Type: | Sale - Building |
| Location: | Limassol - POLEMIDIA | Internal Area: | 1530 m ² |
| Renovation: | Modern | Number of floors: | 7 |
| Distance to the sea: | 6 km | Distance to airport: | 60 km |
| Status: | Resale | VAT: | NO VAT |

Property features:

| | | | |
|----------------|----------------|----------------------------|----------------------------|
| Air Condition | Telephone Line | VRV central ceiling system | Solar panels for hot water |
| Double Glazing | Parking | | |

Description:

PLOT SIZE 525M2

TOTAL BUILDING AREA 1530M2

OFFICE EXTERNAL WALLS:

Wall from lobby/ foyer: Brick wall plastered and painted. Italian Marble at designated areas.

Dividing walls between in individual offices: W112 KNAUF METAL STUD PARTITIONS: Security wall, Certified Fire proofed for 1 hour, Sound insulated. According to Authorities regulations.

INTERNAL WALLS:

Kitchen , kitchen corridor, veranda: brick walls, plastered and painted

Lavatories: Brick walls with Ceramic tiles from floor to ceiling at wet areas.

FLOORING:

Lobby/ Foyer: Italian marble

Offices: Raised access floors, Antistatic HPL, dimensions 600X600X40mm. (Structural core 38mm high density chip wood upper covering laminate HPL/ under covering aluminium sheet/ border self extinguishing ABS. Maximum height 25cm.)

Lavatories: Ceramic floor tiles for heavy use

SANITARY WARE:

For the equipment of sanitary rooms porcelain sanitary ware are provided as standard along with sanitary fittings.

KITCHEN:

Carpentry Fully Fitted MDF cupboard

10.04.2026

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Kitchen: electromechanical provisions for Micro Wave, Dish washer, Fridge, water free standing appliance, double Plugs for other kitchen appliances.

Fire proof kitchen door for ½ hour.

CEILINGS

Lobby, offices, Foyer: Wood ceiling and gypsum plasterboard ceiling at exclusive design, height from finished floor (raised floor) to suspended ceiling is approx 2,60m.

ELEVATORS

1 elegant high speed elevator

Load bearing capacity: 600kg/ 8 persons serving floors -1 to +4. Elevators are designed for use by disabled persons. Elevator Doors are certified for Fire protection for 120 mins.

HEATING & COOLING

Primary cooling and heating is done independent split unit Air-Conditioners

Water supply is provided by the municipal mains water supply system. Sewerage connection to the mains sewerage system

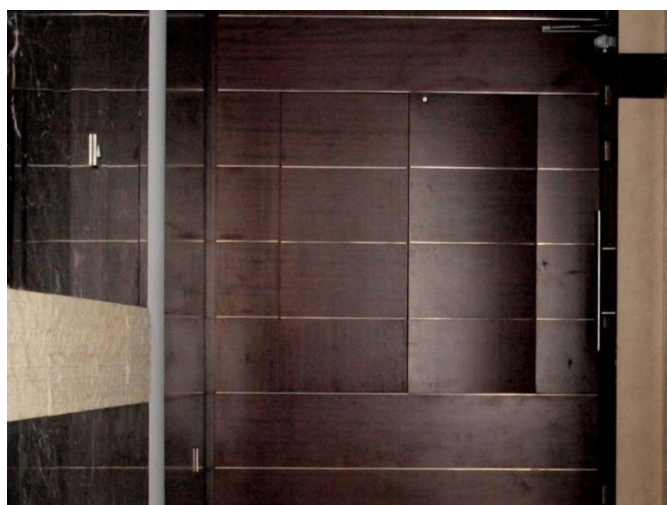
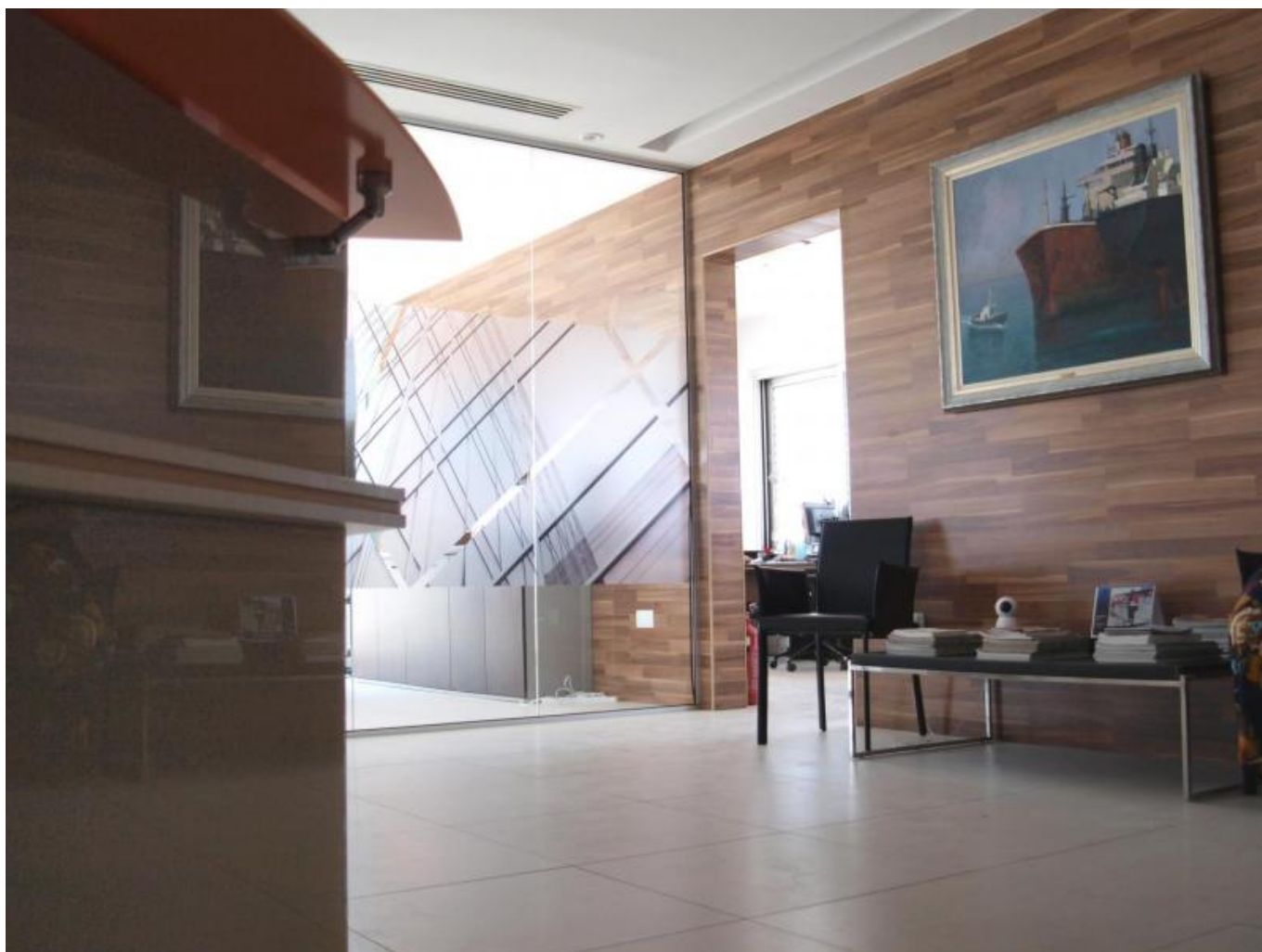
CURRENT OCCUPANCY

The current occupancy of the building is 100%, with prestigious tenants, such as multinational and international companies with long term contracts.

SELLING PRICE €4,500,000.00

ANNUAL INCOME €162,000.00

ANNUAL YIELD 3.60%



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