

# MODERN COMMERCIAL BUILDING GOOD RETURN ON INVESTMENT

4 500 000 €

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

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## Property features:

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

## Description:

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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

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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

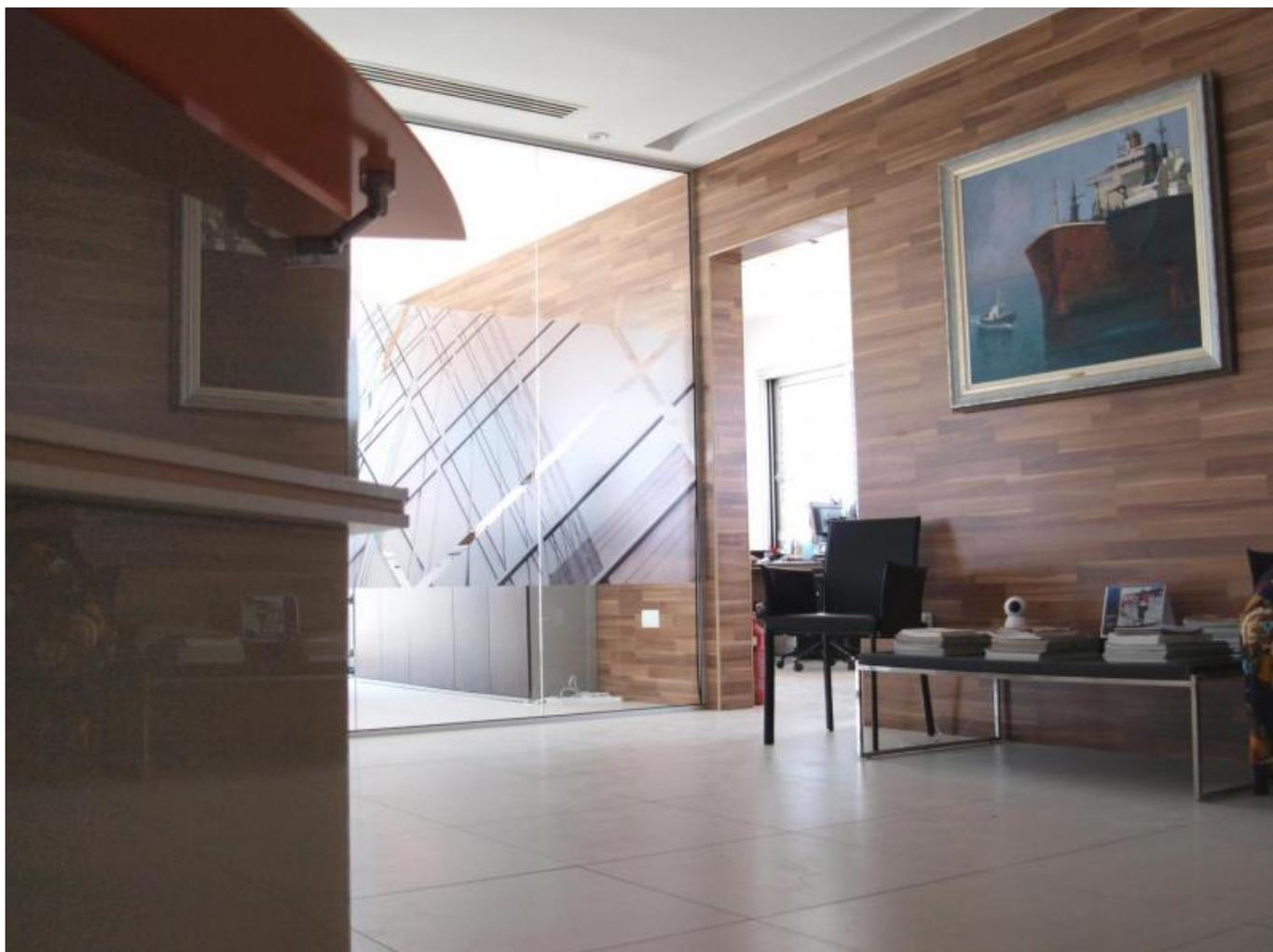
ANNUAL INCOME €162,000.00

ANNUAL YIELD 3.60%

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