

**A FULLY COMMERCIAL BUILDING,  
PERFECTLY BLENDING OFFICE AND SHOP  
SPACES IN THE VERY...**

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€ 2 200 000

<b>Property Code:</b>	3145	<b>Type:</b>	Sale - Office
<b>Location:</b>	Limassol - AGIA ZONI	<b>Internal Area:</b>	641 m <sup>2</sup>
<b>Renovation:</b>	Modern	<b>Number of floors:</b>	4
<b>Status:</b>	New	<b>VAT:</b>	PLUS VAT

**Property features:**

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Air Condition	Parking - Covered	Parking - Uncovered	Telephone Line
Alarm	VRV central ceiling system	Double Glazing	Balcony

**Description:**

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Floors: 4

Parking Spaces: 6

Basement: Yes

Internal Covered: 345 m<sup>2</sup>

Covered Veranda: 66 m<sup>2</sup>

Covered Parking: 230 m<sup>2</sup>

Roof Garden: 52 m<sup>2</sup>

Communal Area: 72 m<sup>2</sup>

Status: Under construction

Year of Construction: 2021

**Delivery Date: June 2021**

Units: 1

a fully commercial building, perfectly blending office and shop spaces in the very heart of Limassol.

**THE PROJECT**

The structure has an impressive modern and elegant style offering a convenient planning solution with high-quality finish. The building is equipped with an underground parking which can be accessed through an electrical platform ensuring thus the privacy of your parking space. The building consists of 4 floors and a basement. The ground floor includes a lobby and a two-level retail space that are ideal for a showroom, on the second, third and fourth floor there you can find the elegant office spaces with a roof garden that enjoys ample of city views.

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## THE LOCATION

As its name suggests, the building is located in the heart of the fastest developing commercial center of Cyprus; Limassol area of Pentadromos.

The proximity to the nearby amenities is a breath away offering everything you may need for a business or comfortable living. The old city center is a step away to be explored and enjoyed.

## FACILITIES

Air conditioner, Split system

Elevator

Heating, Provision

Parking, Underground

## DISTANCES

Amenities: 100 m

Airport: 60 km

Sea: 1 km

Public Transport: 100 m

Schools: 500 m

<b>REFERENCETYPE</b>	<b>PARKING SPACES</b>	<b>INTERNAL COVERED M2</b>	<b>COVERED VERANDA M2</b>	<b>ROOF GARDEN M2</b>	<b>TOTAL COVERED M2</b>	<b>TOTAL AREA M2</b>
1 Commercial Building	6	345	66	52	641	693

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