



Reference 15688

## 3 offices in Kolonakiou Street

**€5,902,000**

Agios Nikolaos, Limassol

1118.54 m<sup>2</sup> Covered

### Description

Rare opportunity to invest on a Building of three offices in Kolonakiou Street of total covered area of 1118.54 m<sup>2</sup>.

- They have their own private entrance.
- Office 101 - Total area of 517.27 m<sup>2</sup>
- Office 102 - Total area of 447.54 m<sup>2</sup>.
- Penthouse Office – 599,80 m<sup>2</sup>

GRAND TOTAL PRICE FOR THE THREE OFFICES IS € 5,902,760

Reason to buy now:

Very hard to find offices at Kolonakiou street which is the most popular commercial road in Limassol that make it rare to find commercial offices( at only € 4500/m<sup>2</sup> no vat).

Title deed yet its in the process to issued and this is the reason the price is currently low subject to change at any time.

Once a title deed is issued the price will be minimum € 7500 /m<sup>2</sup>

Covered veranda	169 m <sup>2</sup>
Roof garden	599 m <sup>2</sup>
Parking spaces	9
Energy efficiency rating	Certificate expected
Year of construction	2005
Status	Key ready



instead of € 4500/m2

For sale ONLY 4500/m2 on covered area/ 30% reduction on covered veranda & 70% reduction on verandas.

Great yearly rental income.



## Facilities

✓ Aircondition · Split system   ✓ Heating · Split system   ✓ Parking · Uncovered

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## Features

✓ Near amenities   ✓ Closed offices   ✓ Veranda

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## Gallery





