



Reference 15787

Office in Kolonakiou Area

€1,649,375

Agios Nikolaos, Limassol

391 m² Covered

Description

- Office 102 -Total area of 447.54 m2.
- Total covered Area: 391 m2
- Office area 252.75 m2
- Covered veranda 138.54 m2
- Uncovered veranda 56 m2
- 2 parking places

252.75 m2 covered area x 4500 €/ m2 = 1,137,375 €
138.54 m2 covered veranda x 3150 €/m2 = 436,400 €
56 m2 uncovered verandah x 1350 €/m2 = 75,600 €
2 parking places x 8000 € = 16,000 €

FOR SALE Total: 1,649,375€

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

Covered veranda	138.54 m ²
Uncovered veranda	56 m ²
Parking spaces	9
Energy efficiency rating	Certificate expected
Year of construction	2005
Status	Key ready



commercial offices(at only 4500 per square meter no vat).

Title deed yet its in the process to issue 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 go minimum 7500 euros per square meter instead of 4500 per sq.m.

For sale ONLY 4500/ sqm 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

Features

✓ Near amenities ✓ Closed offices ✓ Veranda

Gallery





