



Reference 15788

Office in Kolonakiou Area

€2,301,655

Agios Nikolaos, Limassol

495 m² Covered

Description

Office 101 – Total area of 517.27 m²

- Total covered Area 495 m²
- Office area 432.35 m²
- Common areas 63.52
- Uncovered veranda 22.40.
- 5 parking areas

495.87 m² x 4500 € = 2,231,415 €

22.40 x 1350 € = 30240 €

5 parking x 8000 € = 40,000 €

FOR SALE Total = 2,301,655 €

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 per square meter no vat).

Uncovered veranda	22.4 m ²
Parking spaces	9
Energy efficiency rating	Certificate expected
Year of construction	2005
Status	Key ready



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







