



Reference 15951

## Office in Kolonakiou Area

**€1,951,730**

Agios Nikolaos, Limassol

232.54 m<sup>2</sup> Covered

### Description

Penthouse Office – 832.34 m<sup>2</sup>

- Total area of 832.34 m<sup>2</sup>
- Total Covered Area 232.54 m<sup>2</sup>
- Covered area 169.70 m<sup>2</sup>
- Common areas 32.50 m<sup>2</sup>
- Covered veranda 30.34 m<sup>2</sup>
- Uncovered veranda 599.80 m<sup>2</sup>

232.54 m<sup>2</sup> covered area x 4500 € = 1,046,430 €  
30.34 m<sup>2</sup> covered veranda x 3150 € = 95,570 €  
599.80 m<sup>2</sup> uncovered veranda x 1350 € = 809,730 €

FOR SALE Total: 1,951,730 €

Reason to buy now:

Very hard to find offices at Kolonakiou street which is the most

Covered veranda	30.34 m <sup>2</sup>
Roof garden	599.8 m <sup>2</sup>
Parking spaces	5
Energy efficiency rating	Certificate expected
Year of construction	2005
Status	Key ready



popular commercial road in Limassol that make it rare to find commercial offices( at only 4500/m2, no vat).

Title deed yet its in the process to be 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 go minimum 7500 euros/ m2 instead of 4500/m2

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

Great yearly rental income.

Call us now for viewings!



## Facilities

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

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## Features

✓ Near amenities   ✓ Closed offices   ✓ Veranda

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## Gallery



