



Reference 8033

Prime Commercial Property in Agios Nicolaos, Limassol: A **€3,500,000**
High-Yield Investment Opportunity

Agios Nikolaos, Limassol

6 Bathrooms | 800 m² Covered

Description

? Location:

Situated in the heart of Limassol's bustling city center, in the high-demand business district of Agios Nicolaos.

- * Near the District Court of Limassol.
- * Walking distance to the sea.

? Property Overview:

- * Total area: 800m² across three levels.
- * Ground floor: 180m² with an additional 30m² mezzanine.
- * Upper floors: 300m² each, total of 600m².
- * Roof garden: 60m², perfect for events or a breakout area.
- * Plot size: 578m².
- * Features & Amenities:
- * VRV system for climate control.

Plot	578 m ²
Roof garden	60 m ²
Parking spaces	8
Energy efficiency rating	B
Year of construction	2008
Status	Resale



- * Raised floors and high-speed optical fibre cable internet.
- * Fully furnished and equipped offices, ready for immediate use.
- * Plug-and-play solution for businesses (IT, legal, financial, etc.).
- * Kitchenette on each floor.
- * 2 W/Cs on each floor.
- * Covered parking spaces: 14 total (front and back).
- * Nearby public parking lots available.

? Local Area:

- * Close proximity to retail outlets, eateries, and public transport.
- * Well-connected and accessible location.

? Investment Potential:

- * Ideal for legal professionals, corporate entities, or investors looking for high returns. Offers substantial foot traffic and visibility in a prestigious district.



Facilities

✓ Aircondition · Central system ✓ Heating · Central ✓ Parking · Covered ✓ Elevator

Features

✓ Reception ✓ Kitchenette ✓ Alarm system ✓ Secure door ✓ Excellent condition
✓ Internet ✓ Double glazing ✓ Near public transport ✓ CCTV ✓ Heart of city center
✓ Easy access to main roads ✓ Easy access to highway ✓ Raised floors
✓ Entrance gate, automated ✓ Near bus route ✓ Near amenities ✓ Internal stairs
✓ Closed offices ✓ Structured cabling/wiring ✓ Glass partitions ✓ Fiber optics
✓ Furnished office ✓ Wireless internet ✓ Conference hall ✓ Business facilities ✓ Veranda
✓ City view

Gallery















