

#10668

Commercial-Office Building, Katholiki, Limassol (10668)

📍 Katholiki, Limassol

€4,400,000






Overview

Specifications

Covered

 **1390 m²**

Type	Commercial Building
Plot	1114 m²
Status	Resale
Title deed	Yes

Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 B+

Description

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Property consists of a vacant commercial-office building, primely located at the corner of F. Zannetou and Arch. Leontiou A' avenue, with a road frontage of about 35 meters enjoys high visibility, excellent exposure and easy access to the major transport routes.

The building is suitable for (a) business headquarters, (b) Income-producing rental property.

Key Features:

- 3- Storey Commercial-Office Building (Vacant):
- Ground floor about(526 sq.m): Reception area and open plan office spaces.
- Mezzanine about(272 sq.m): Open-plan secondary-use area, kitchen and sanitary facilities.
- 1st Floor about(561 sq.m): Open office space with office partitions, utility room, kitchen and sanitary area.
- 2nd Floor about(303 sq.m): Unified open office area.
- 3rd Floor about(79 sq.m): Storage room and sanitary facilities.
- Basement about(784 sq.m): Parking for 19 vehicles. Plus parking for 4 vehicles at Ground Floor.
- Additional Potential: Unutilized building density of about 310 sq.m for expansion or enhancements.
- Property has a Certificate of Final Approval.

Total Enclosed Area is about:

Primary use: About 1.390 sq.m

Secondary use: About 351 sq.m

Additional information

Facilities

Aircondition, Split system

Elevator

Parking, Underground

Features

Business facilities

Closed offices

Double glazing

Easy access to main roads

Near amenities

Near bus route

Near public transport

Contact us



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