



#18666

# Modern Ground-Floor Office for Sale – Prime Location Near Metropolis Mall (18666)

📍 New Mall Area, Larnaca

€480,000 +VAT




# Overview

## Specifications

Covered

 **95 m<sup>2</sup>**

Type	<b>Office</b>
Showers	<b>1</b>
Toilets	<b>2</b>
Mezzanine	<b>47.5 m<sup>2</sup></b>
Status	<b>Under construction</b>
Year of construction	<b>2026</b>

Title deed	<b>Final approval</b>
Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A+</b>

## Description

Modern Ground-Floor Office for Sale – Prime Location Near Metropolis Mall (18666)

An excellent opportunity to acquire a modern ground-floor office currently under construction in a highly sought-after commercial area. Ideally positioned on a main road with excellent visibility and accessibility, this property is within walking distance of Metropolis Mall, making it an ideal choice for businesses seeking a strategic location.

The office offers **\*\*95 m<sup>2</sup> of internal covered space\*\*** and an additional **\*\*47.5 m<sup>2</sup> mezzanine level\*\***, providing a functional and flexible layout suitable for a wide range of professional uses.

**\*\*Property Features:\*\***

- \* Ground-floor office
- \* Under construction
- \* 95 m<sup>2</sup> internal covered area
- \* 47.5 m<sup>2</sup> mezzanine
- \* Kitchen area
- \* Air conditioning provisions
- \* Double-glazed windows
- \* Excellent exposure on a main road
- \* Walking distance to Metropolis Mall
- \* Modern design and specifications



# Additional information

## Facilities

Aircondition, Split system

Heating, Split system

Parking, Covered

## Features

Conference hall

Connected to electric mains

Corner

Double glazing

Easy access to highway

Easy access to main roads

Energy efficient doors/windows

IT support

Kitchenette

Main road

Near amenities

Near bus route

Near public transport

## Distances

Amenities

 200 m

Airport

 13 km

Sea

 3 km

Public transport

 100 m

Schools

 200 m


Resort

 3 km

## Contact us



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