



#5547

# Commercial building in prime location of Aglantzia, Nicosia (5547)

📍 Aglantzia, Nicosia

**€6,300,000** +VAT





# Overview

## Specifications

Covered

 **1431 m<sup>2</sup>**

Type	<b>Commercial Building</b>
Plot	<b>946 m<sup>2</sup></b>
Status	<b>Resale</b>

Year of construction	<b>2022</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>

## Description

Commercial building in prime location of Aglantzia, Nicosia (5547)

- 6 Floors with total covered area 1431 m2
- Shop in the Ground floor
- 31 Parking spaces
- Solid long term tenant (contract 2022-2027)
- Single tenant - government
- Yearly rent €306.000
- Return 4.9%
- Class A' Energy performance
- Thermal and sound insulation
- Concealed VRV air conditioning
- Lighting system
- Security system
- Fire detection system
- Double-glazing façade
- Fibre-optic cables
- High quality raised floor
- Flexible distribution of services to the working stations
- Controlled access system at building entrance
- Provision for smart building automations
- Provision for CCTV Security cameras
- Provision for structured cabling
- Provision for security system



# Additional information

## Distances

Schools



100 m

## Contact us



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