

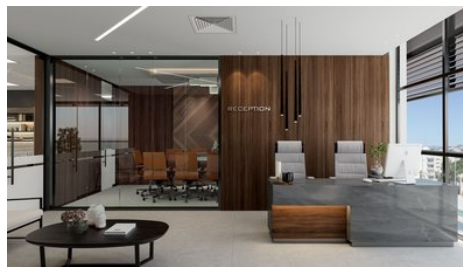
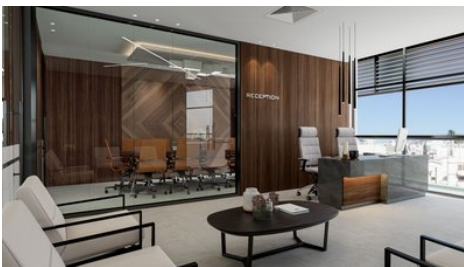
**VIVO**  
REALTY



## COMMERCIAL BUILDING IN AGIOS NIKOLAOS

 [Limassol, Agios Nikolaos](#)

174181



<b>Price</b>	€3,600,000 +VAT	<b>Type</b>	Commercial Building
<b>Covered</b>	609 m <sup>2</sup>	<b>Basement</b>	442 m <sup>2</sup>
<b>Covered veranda</b>	133 m <sup>2</sup>	<b>Plot</b>	576 m <sup>2</sup>
<b>Status</b>	Under construction	<b>Area</b>	Limassol, Agios Nikolaos

## Description

Commercial building, located in Agios Nikolaos Limassol. A 4 storey ultra modern, contemporary building. All of its 4 floors are spread out to allow a complete maximization of space, a unique design and professional but yet inspiring working space.

On the 5th floor there is a 79 sqm covered / uncovered roof garden with BBQ space that can host from corporate parties to office events. The area allows space for an indoor gym where all employees can use.

The basement of 442 sqm accommodates the server rooms, the storages and the parking space. The building has a total of 17 covered / uncovered parking spaces. The building has a luxury entrance with reception / lobby area, raised floors, double glazed windows, horizontal shading louvers, cooling installation of VRV air conditioning, provision for electrical heating, provision of photovoltaics, external surveillance system: all the common areas will be monitored and viewed from any smart device, provision of internal surveillance system, installation of fire detectors at all floors, intercom doorbell with intercom camera for each floor and parking gate with installation of electrical opening with provision for access control card.



### Office Properties

Office Administrator

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## Features

Raised floors

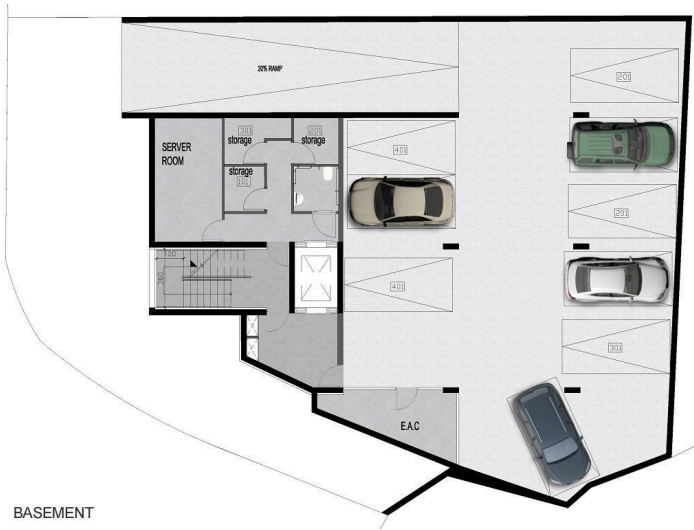
Double glazing

Fire detector

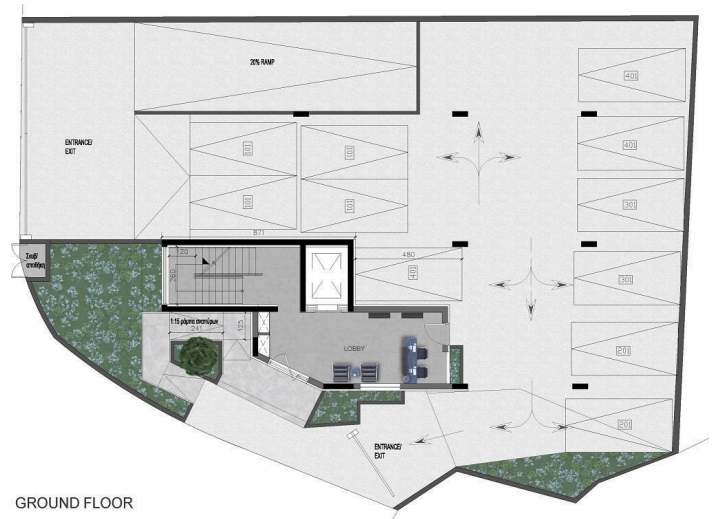
CCTV

## Floor plans





BASEMENT



GROUND FLOOR



ROOF