



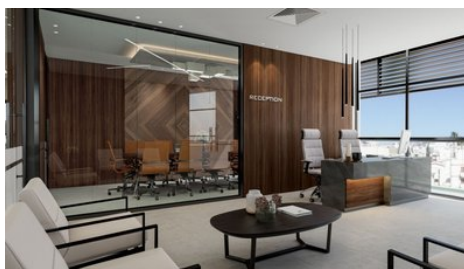
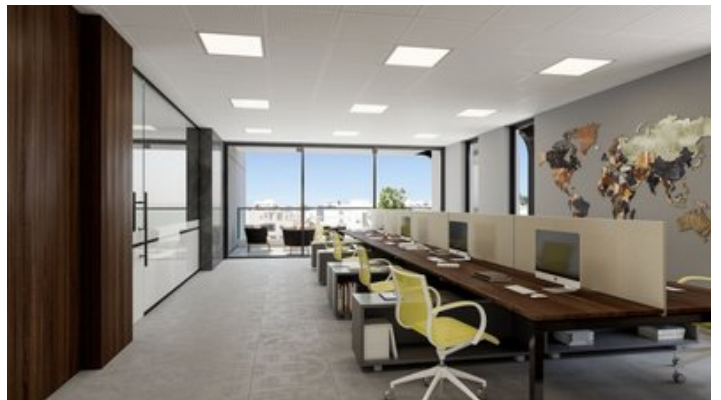
**VIVO**  
REALTY



## COMMERCIAL 2 FLOORS OF OFFICE SPACE AND ROOF GARDEN IN AGIOS NIKOLAOS

 [Limassol, Agios Nikolaos](#)

176872



|                          |                    |                             |                          |
|--------------------------|--------------------|-----------------------------|--------------------------|
| <b>Price</b>             | €2,000,000 +VAT    | <b>Type</b>                 | Office                   |
| <b>Covered</b>           | 305 m <sup>2</sup> | <b>Basement</b>             | 442 m <sup>2</sup>       |
| <b>Roof garden</b>       | 50 m <sup>2</sup>  | <b>Covered veranda</b>      | 36 m <sup>2</sup>        |
| <b>Uncovered veranda</b> | 40 m <sup>2</sup>  | <b>Year of Construction</b> | 2021                     |
| <b>Status</b>            | Under construction | <b>Area</b>                 | Limassol, Agios Nikolaos |

## Description

Commercial 2 floors of office space and also a roof garden, located in Agios Nikolaos Limassol, 100m from roundabout of Agios Nikolaos. Situated on a 4 storey ultra modern and contemporary building. Also has common basement and lobby area.

Some of the buildings advantages are: server room for every floor and a large common server, solar Panel and tank for every floor, raised floors, cooling installation of VRV air conditioning provisions, complete installation off electrical heating with wall panels, windows PVC with double glazed glass / thermal series. horizontal shading louvers, surveillance system on the whole building, internal and external common areas will be monitored and viewed from any smart device (provision only), also has fire detectors, door intercom doorbell with intercom camera system and electrical opening doors.

3rd floor: It has internal area of 150 sqm, covered veranda of 30 sqm, common area of 41 sqm, total covered area of 226 sqm, 3 basement parkings and 2 uncovered parkings.

4th floor: it has internal area of 155 sqm, covered veranda of 16 sqm, common area of 41 sqm, total covered area of 221 sqm, 3 basement parkings, 1 covered parking and 2 uncovered parkings.

In addition it has roof garden of 50 sqm and uncovered veranda of 40 sqm.

Delivery time: October 2021



### Office Properties

Office Administrator

✉ info@vivorealty.com.cy

☎ (+357) 25871010

## Facilities

Aircondition, Provision

Parking, Uncovered

Heating, Central, Electric

Gym