

179972

MODERN OFFICE 75 SQM ONLY 2 MINS FROM METROPOLIS MALL

Larnaca, City Center, Larnaca

€273,000 +VAT

















Overview

Specifications

Bathrooms	Covered	
™ 1	[] 75 m ²	

Туре	Office	Year of construction	2024
Status	Off plan	Furnished	Unfurnished

Description

Office for sale with an area of 75 m2 in a modern commercial building in the popular area of the new Metropolis Mall in Larnaca. Covered veranda of 23 m2. The project includes both offices and shops, ideal for investment purposes. The strategic location of the complex attracts international investors, as it provides easy access to key locations in Cyprus. Also, for the convenience of employees, parking will be constructed next to the building.

Project Features:

- . Located in the Heart of Larnaca
- . Business & Commercial Hub
- . Easy Access to highways leading to Nicosia, Limassol & Famagusta
- . Easily Reachable for Visitors
- . 2 minutes from Metropolis Mall
- . 10 minutes from Larnaca International Airport
- . Energy efficiency class A
- . Heat and sound insulation
- . Hidden VRV air conditioning system
- . Ventilation systems
- . Lighting system
- . Safety system
- . Fire protection and fire extinguishing systems
- . Facade with double glazing
- . Structured Cabling System
- . Fiber optic cables
- . Smart building automation
- . Security cameras
- . Controlled access system

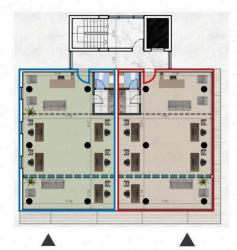




Floor plans

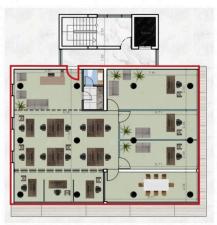
2 FLOOR

OPTION A: OFFICES (2 OFFICES PER FLOOR)



201
1 Bathroom / 1 Kitchenette
75 SQM covered Internal Area
23 SQM Covered Veranda

OPTION B: BUSINESS CENTER (FULL FLOOR)



1 Bathroom / 1 Kitchenette 75 SQM covered Internal Area 23 SQM Covered Veranda

202

BASEMENT FLOOR







Additional information

Facilities

Elevator Parking, Underground

Features

Business facilities Double glazing Easy access to highway

Easy access to main roads Entrance gate Fiber optics

Fire detector Heart of city center High ceilings

Kitchenette Luxury specifications Main road

Near amenities Near public transport Sound insulation

Spacious rooms Thermal insulation Veranda

Contact us



Office Properties

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