

179973

# MODERN OFFICE 75 SQM ONLY 2 MINS FROM METROPOLIS MALL

 Larnaca, City Center, Larnaca

**€279,000** +VAT







# Overview

## Specifications

Bathrooms

 1

Covered

 75 m<sup>2</sup>

Type	<b>Office</b>	Year of construction	<b>2024</b>
Status	<b>Off plan</b>	Furnished	<b>Unfurnished</b>

## Description

Office for sale with an area of 75 m<sup>2</sup> in a modern commercial building in the popular area of the new Metropolis Mall in Larnaca. Covered veranda of 23 m<sup>2</sup>. 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.

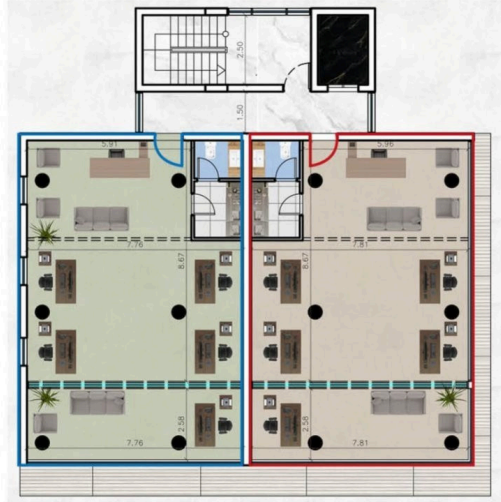
Project Features:

- . 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

## 4<sup>TH</sup> FLOOR



401

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

402

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

## BASEMENT FLOOR

