



**VIVO**  
REALTY



## COMMERCIAL BUILDING WITH A GROUND FLOOR SHOP FOR SALE IN ZAKAKI AREA

 **Limassol, Zakaki**

**60180079**





<b>Price</b>	€3,125,000 +VAT	<b>Type</b>	Commercial Building
<b>Covered</b>	660 m <sup>2</sup>	<b>Basement</b>	440 m <sup>2</sup>
<b>Mezzanine</b>	75 m <sup>2</sup>	<b>Roof garden</b>	55 m <sup>2</sup>
<b>Year of Construction</b>	2023	<b>Status</b>	Under construction
<b>Energy efficiency rating</b>	A	<b>Area</b>	Limassol, Zakaki

## Description

modern high quality office building located in a prime location in Zakaki near all kind of amenities. This unique commercial building is very close to the new Casino , the New Port and the Mall of Limassol. It has also easy access to the highway, the city center and the Limassol Marina.

The construction will be done with the highest standards and specifications and with the best quality materials.

It consists of a basement (parking place), ground level with more covered parking area and a lobby with reception area, that lead to the 3 office floors with spacious open plan offices

Ground floor shop/ Office with a private mezzanine and rear garden area

- 130 m2 retail area
- 78 m2 rear garden
- 82 m2 mezzanine
- 3 private parking + visitors parking spaces

1st and second floor :

Open plan office space with access to the veranda - + 2 W/C and a kitchenet on each floor and a

130 m2 covered area  
 45 m2 covered veranda  
 11m2 private floor entrance  
 2 private parking + visitors parking spaces

3rd floor :

Open plan office space with 1 W/C and kitchenette + one private office with its on W/C

75 m2 covered  
 32 m2 covered veranda  
 1 private parking + visitors parking spaces

ROOF GARDEN : 55 sq.

Specifications :

- Grade A smart office space
- Raised floors for ease of partition
- VRV cooling and heating system
- Grade A energy efficiency facilities
- Environmentally friendly low carbon dioxide emission systems
- Thermal isolation of all external walls and slabs
- Photovoltaic panels
- Custom made kitchens and cupboards
- Double glazed external doors and windows
- Videophone in the main entrance security door
- Electrical barriers in all parking entrances
- VVVF high-speed elevator
- Visitor parking spaces



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## Facilities

Aircondition, Central system  
Solar photovoltaic panels

Parking, Underground

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## Features

Energy efficient doors/windows  
Raised floors  
Easy access to main roads  
High ceilings  
Internal stairs  
Reception  
Kitchenette  
Double glazing  
Veranda  
Panoramic view  
Near amenities

Earthquake-resistant structure  
Heart of city center  
Easy access to highway  
Entrance gate, automated  
Lobby  
Meeting room  
Alarm system  
Near public transport  
Luxury specifications  
Near bus route  
Roof Garden