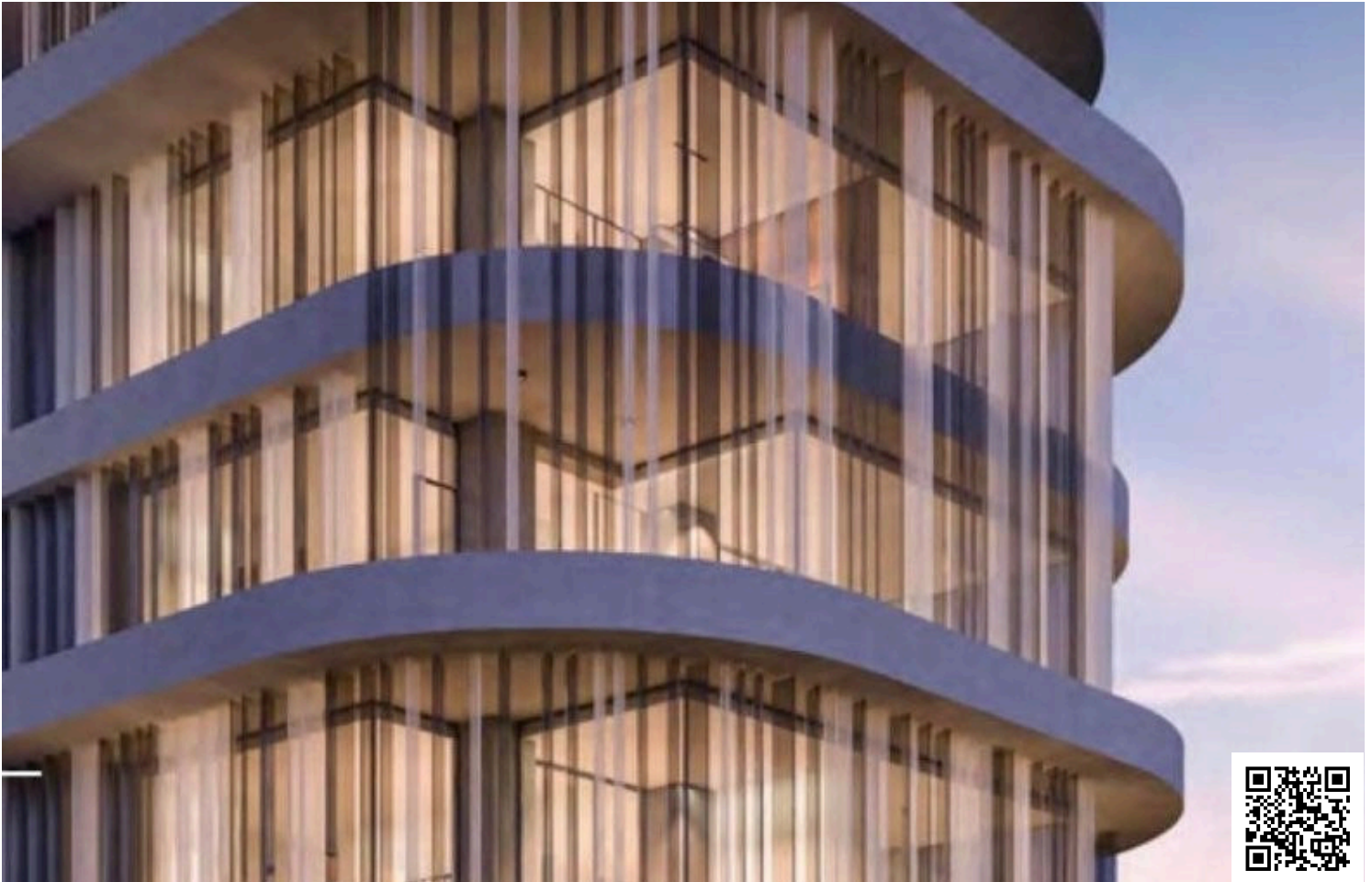


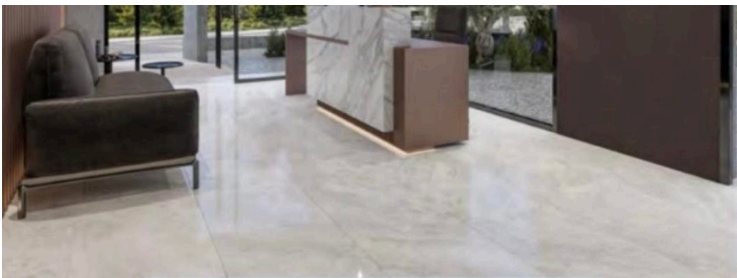
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LUXURY OFFICE BUILDING FOR SALE (UNDER CONSTRUCTION)

 Neapolis, Limassol

€9,500,000 +VAT





Overview

Specifications

Covered

 **737 m²**

Type	Commercial Building
Toilets	7
Covered veranda	638 m²
Uncovered veranda	338 m²
Basement	379 m²
Mezzanine	114 m²

Roof garden	53 m²
Status	Under construction
Year of construction	2024
Furnished	Unfurnished
Energy efficiency rating	 A

Description

For sale is a modern commercial building currently under construction in the vibrant area of the Limassol center . With an expansive internal space of 737 m2 (without the covered verandas) , this property offers a blank canvas for various business opportunities. Scheduled for completion in 2024, it features an energy-efficient rating of A, ensuring lower running costs and a sustainable footprint.

Property is located between Neapolis and Linopetra , combining a mix of residential and commercial establishments. The location benefits from easy access to major highways, making it convenient for both clients and employees. Additionally, a variety of amenities such as shops, restaurants, and recreational areas are just a short walk away. and within a close proximity to the Limassol coastline

The building is designed with modern comforts in mind, including a central air conditioning system and an elevator for accessibility. Large windows provide stunning city and sea views, creating an inspiring environment for any business.

Layout :

Basement - 193 sq.

Ground Floor (lobby) 74 sq + 116 Covered Veranda

1st floor- 171 sq. floor area / + 78 sq covered area

+



Additional information

Facilities

Aircondition, Central system

Elevator

Parking, Underground

Features

Alarm system

Ceramic tiles

City view

Connected to electric mains

Double glazing

Easy access to highway

Easy access to main roads

Energy efficient doors/windows

Entrance gate, automated

Fire detector

Granite flooring

Heart of city center

High ceilings

IT support

Internal stairs

Kitchen

Kitchenette

Lobby

Luxury specifications

Meeting room

Near amenities

Near bus route

Near public transport

Raised floors

Reception

Roof garden

Sea view

Server room

Sound insulation

Thermal insulation

Veranda

Contact us



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