



**VIVO**  
REALTY



**MODERN BUILDING OF 1010 m2 WITH  
UNDERGROUND PARKING IN MESA GEITONIA  
LIMASSOL**

 [Limassol, Mesa Geitonia](#)

**64176866**



<b>Price</b>	€4,800,000	<b>Type</b>	Commercial Building
<b>Covered</b>	1010 m <sup>2</sup>	<b>Basement</b>	735 m <sup>2</sup>
<b>Mezzanine</b>	330 m <sup>2</sup>	<b>Covered parking</b>	734 m <sup>2</sup>
<b>Plot</b>	500 m <sup>2</sup>	<b>Year of Construction</b>	2011
<b>Title deed</b>	Final approval	<b>Status</b>	Resale
<b>Energy efficiency rating</b>	A	<b>Area</b>	Limassol, Mesa Geitonia

## Description

Modern steel structure class A corner building with panoramic views of 1010m2 covered areas + two floors of underground parking for 34 vehicles on a plot of 500m2 located on a main road of Mesa Geitonia, Limassol.

The building consists of a ground floor shop + mezzanine and four floors of offices.

- Ground floor & mezzanine has a total of 330m2 covered area + 20m2 own connected basement store. Parking space in the front, the side and underground.

- All offices are approx. 170m2 each and have VRV A/C systems, suspended ceilings and raised floors with structured cabling. Also they all have their own store in the basement.

Access control for parking and all entrances, video phone and security systems on all floors & level 8 Schindler elevator.

The building is currently rented and has a 5% ROI.



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## Facilities

Aircondition, Central system  
Elevator

Parking, Underground

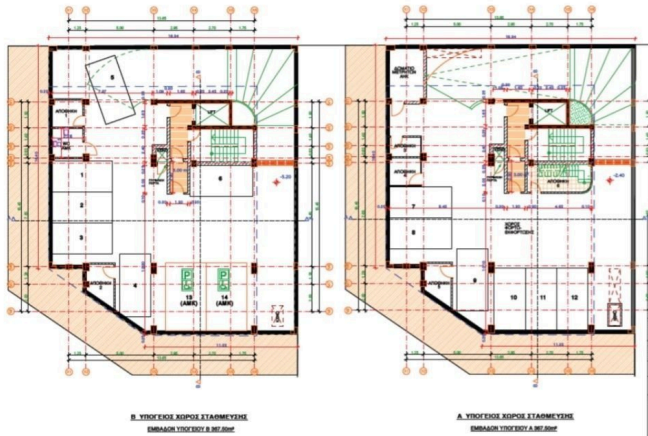
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## Features

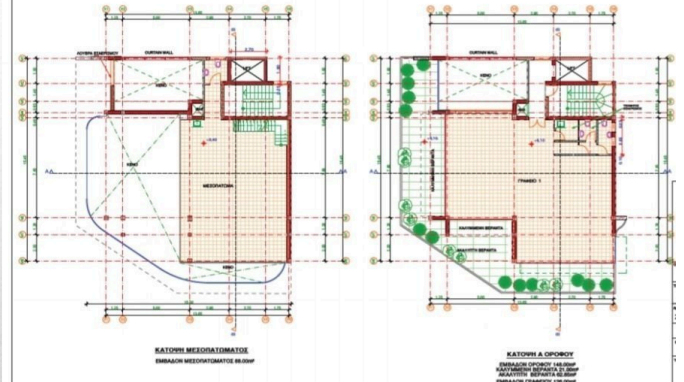
Fire detector  
Heart of city center  
Easy access to highway  
Municipal water/sewage  
Reception  
Kitchenette  
24-hour security  
Secure door  
Excellent condition  
Double glazing  
Lockable storage cabinet  
Internet

Sound insulation  
Easy access to main roads  
Connected to electric mains  
Closed offices  
Meeting room  
Lounge area  
Alarm system  
Structured cabling/wiring  
Main road  
Near public transport  
Luxury specifications

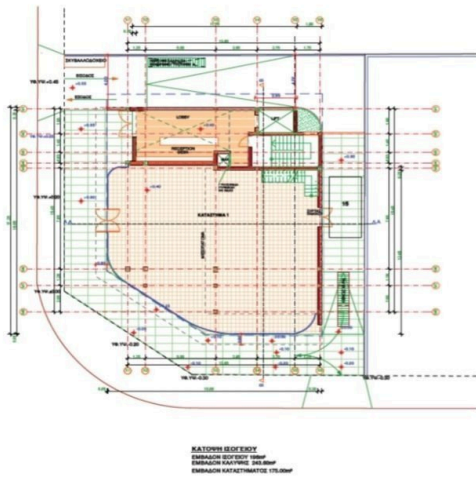
## Floor plans



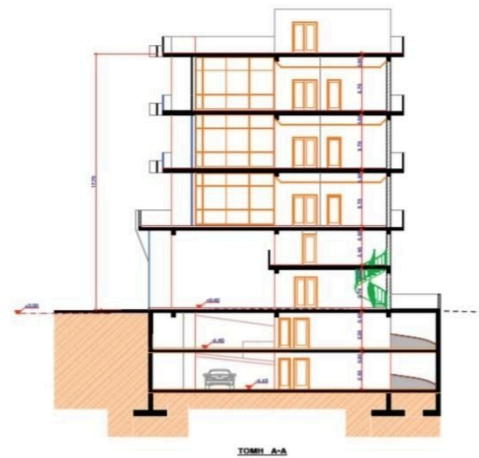
2 underground parking floors



Mezzanine – 88m<sup>2</sup> – 4 Floors 170m<sup>2</sup> Covered Area



Ground floor – 243m<sup>2</sup> covered areas



underground parking floors, shop with mezzanine  
and 4 A class office floors