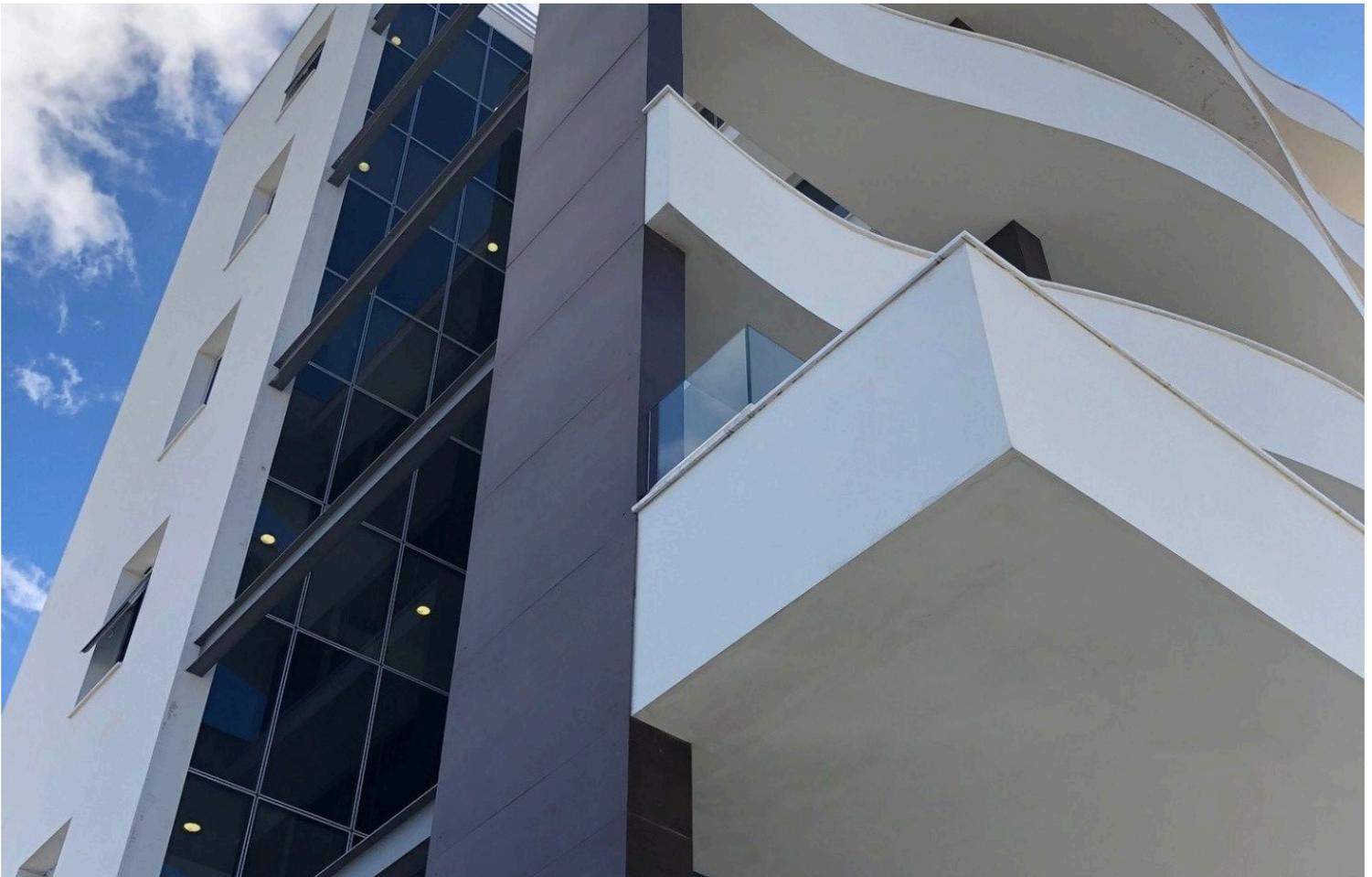


64176866

# MODERN BUILDING OF 1010 m<sup>2</sup> WITH UNDERGROUND PARKING IN MESA GEITONIA LIMASSOL

 Mesa Geitonia, Limassol

€4,800,000





# Overview

## Specifications

Covered

 **1010 m<sup>2</sup>**

Type	<b>Commercial Building</b>	Status	<b>Resale</b>
Plot	<b>500 m<sup>2</sup></b>	Year of construction	<b>2011</b>
Basement	<b>735 m<sup>2</sup></b>	Title deed	<b>Final approval</b>
Mezzanine	<b>330 m<sup>2</sup></b>	Structure	<b>Steel</b>
Covered parking	<b>734 m<sup>2</sup></b>	Energy efficiency rating	 <b>A</b>

## Description

Modern steel structure class A corner building with panoramic views of 1010m<sup>2</sup> covered areas + two floors of underground parking for 34 vehicles on a plot of 500m<sup>2</sup> located on a main road of Mesa Geitonia, Limassol.

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

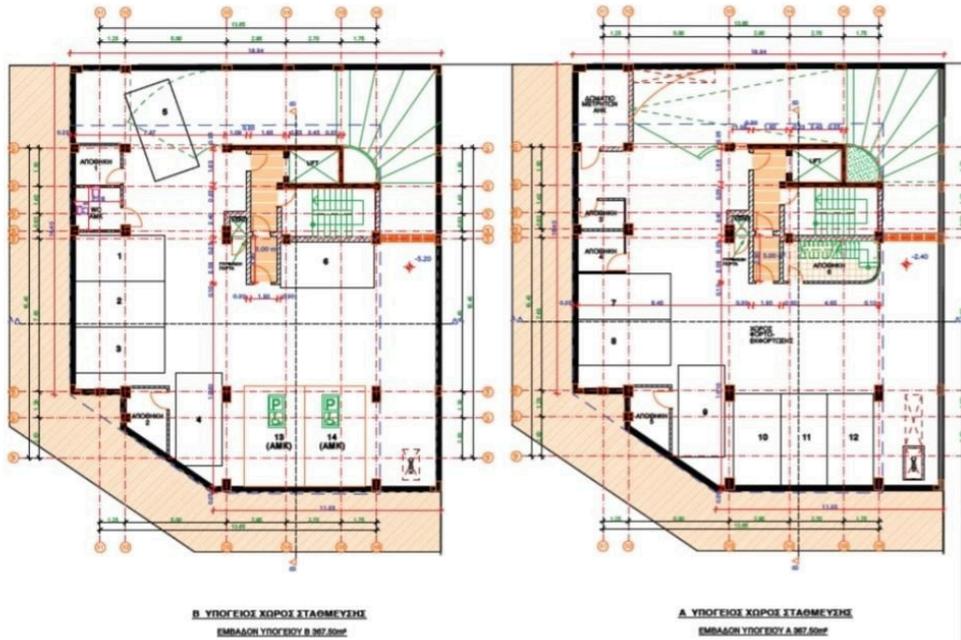
- Ground floor & mezzanine has a total of 330m<sup>2</sup> covered area + 20m<sup>2</sup> own connected basement store. Parking space in the front, the side and underground.

- All offices are approx. 170m<sup>2</sup> 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.

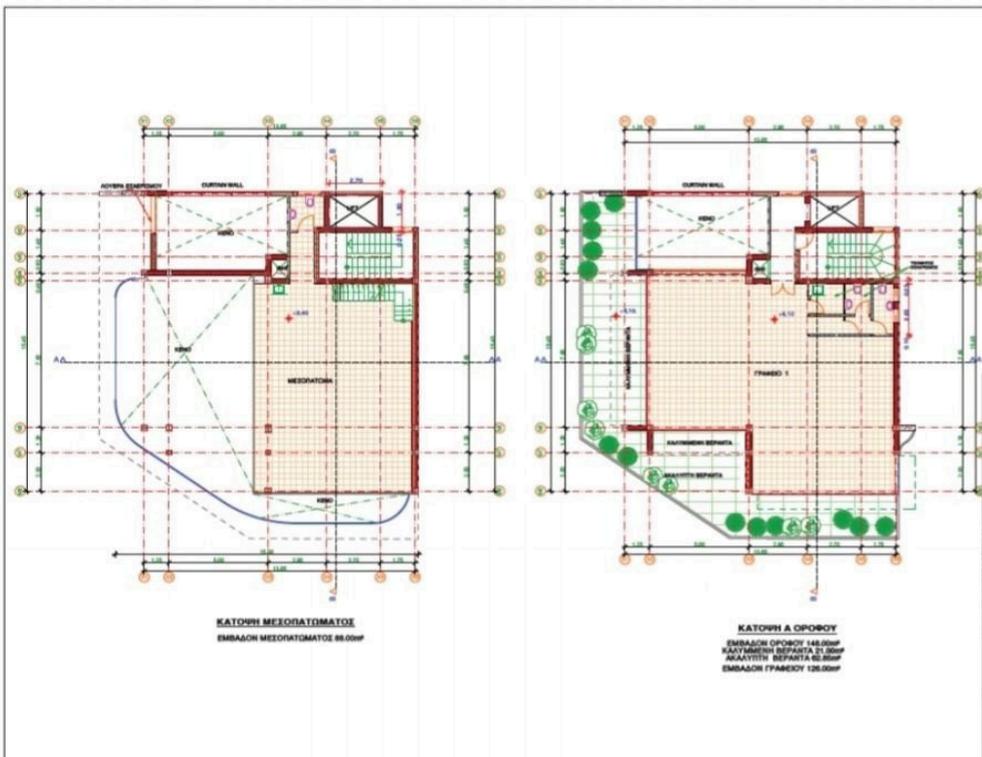
Access control for parking and all entrances, video phone and security systems on all floors & level 8 Schindler elevator.

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

# Floor plans



2 underground parking floors



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

# Additional information

## Facilities

Aircondition, Central system

Elevator

Parking, Underground

## Features

24-hour security

Alarm system

Closed offices

Connected to electric mains

Double glazing

Easy access to highway

Easy access to main roads

Excellent condition

Fire detector

Heart of city center

Internet

Kitchenette

Lockable storage cabinet

Lounge area

Luxury specifications

Main road

Meeting room

Municipal water/sewage

Near public transport

Reception

Secure door

Sound insulation

Structured cabling/wiring

## Contact us



**Tatiana Kirshanova**

 (+357) 96071790

 [tatianak@vivorealty.com.cy](mailto:tatianak@vivorealty.com.cy)