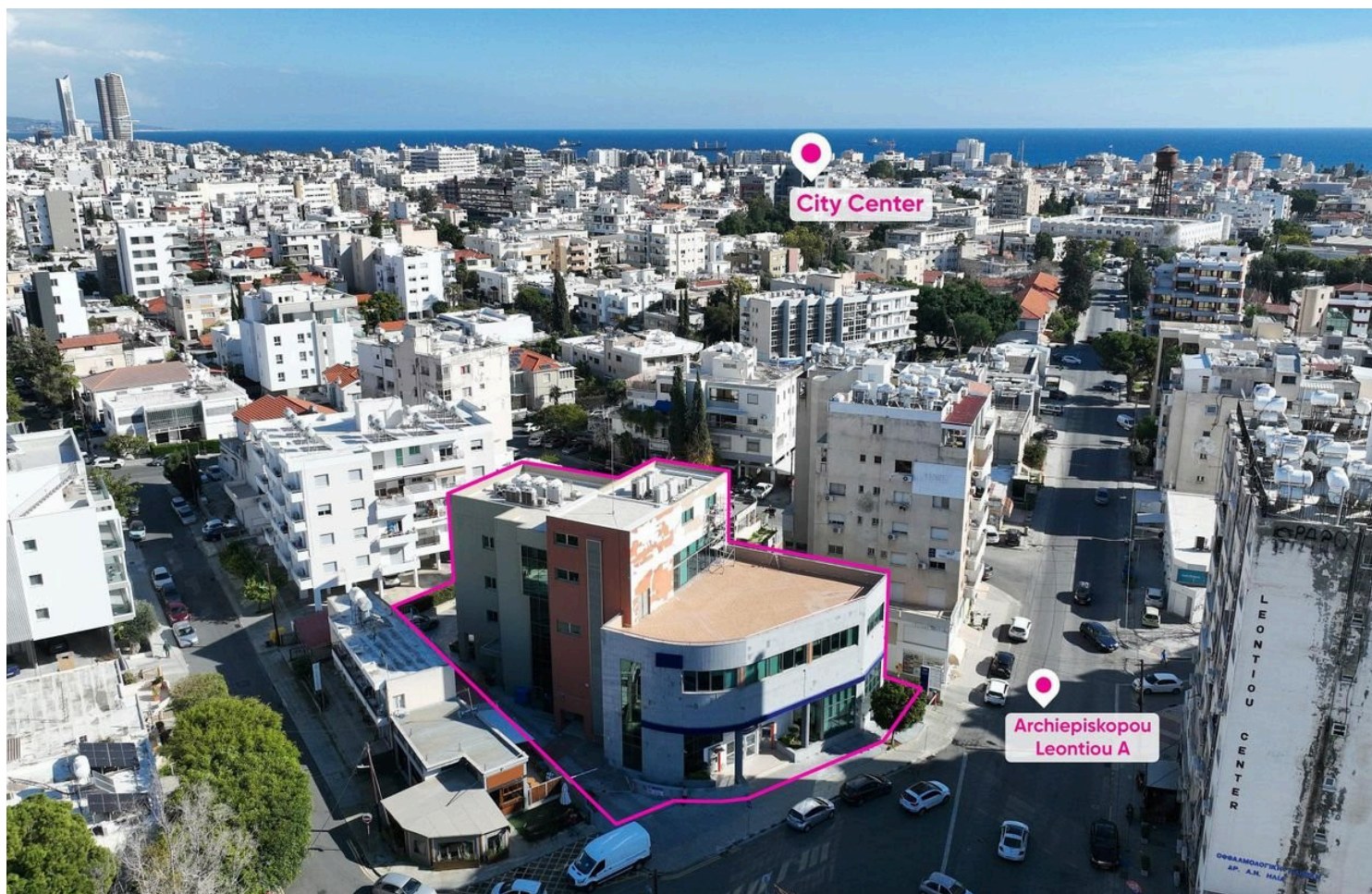


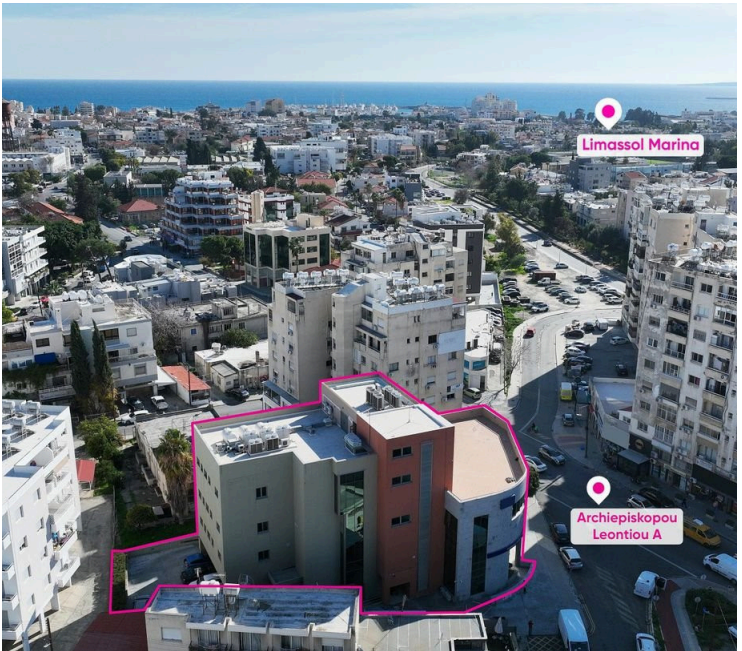
#183573

# Commercial-Office Building, Katholiki, Limassol

€4,400,000









# Overview

## Specifications

Covered

 526 m<sup>2</sup>

Type

Mixed use

## Description

Property consists of a vacant commercial-office building, primely located at the corner of F. Zannetou and Arch. Leontiou A' avenue, with a road frontage of about 35 meters enjoys high visibility, excellent exposure and easy access to the major transport routes.

The building is suitable for (a) business headquarters, (b) Income-producing rental property.

Key Features:

-3- Storey Commercial-Office Building (Vacant):

-Ground floor about(526 sq.m): Reception area and open plan office spaces.

-Mezzanine about(272 sq.m): Open-plan secondary-use area, kitchen and sanitary facilities.

-1st Floor about(561 sq.m): Open office space with office partitions, utility room, kitchen and sanitary area.

-2nd Floor about(303 sq.m): Unified open office area.

-3rd Floor about(79 sq.m): Storage room and sanitary facilities.

-Basement about(784 sq.m): Parking for 19 vehicles. Plus parking for 4 vehicles at Ground Floor.

-Additional Potential: Unutilized building density of about 310 sq.m for expansion or enhancements.

-Property has a Certificate of Final Approval.

Total Enclosed Area is about:

Primary use: About 1.390 sq.m

Secondary use: About 351 sq.m

Basement: 781 sq.m

The asset is located at the intersection of Filio Zannetou Street and Archbishop Leontiou A' Street, within Katholiki, Limassol, it is approximately 380m southeast of Archbishop Makarios III Avenue and around 420m northwest of the Central Police Station of Limassol.

The property falls within a dual Zone Kα3(42%), with a building coefficient of 140%, coverage of 50%, and permission

# Additional information

## Contact us



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