

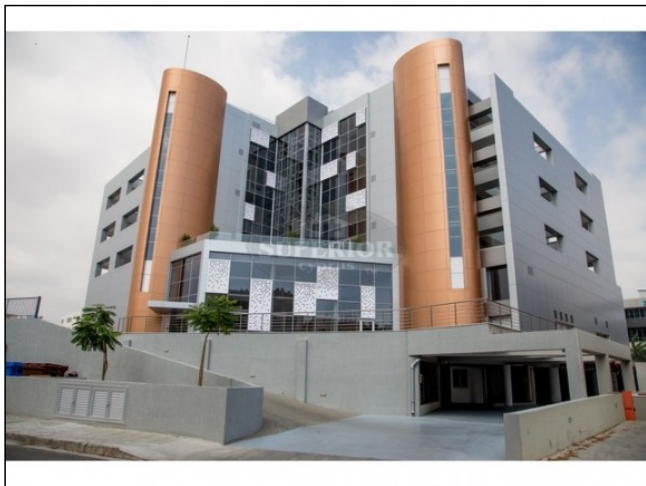


## SUPERIOR REAL ESTATE - CYPRUS

93 Georgiou A4048 Potomos Germasogeias Shop 4, S&K Stylianou, Limassol

Free phone (Local): 8000 8000, Tel: +357 2531 2728, Fax: +357 2531 2147

Reference No. LI-5150



### Commercial property for sale in Agios Athanasios

EUR 0

City: Limassol

Area: Agios Athanasios

Type: Commercial

Covered: 1994m2

Title deeds: Yes

Sale type: Resale

Parking: Private Covered

\* COMMERCIAL BUILDING \* Investment opportunity \* Agios Athanasios \* Lobby, plus, Shop, plus Luxury 1st Floor Office, plus, Luxury 4th Floor Office \* Total Covered Area 1994m2 \* High ceilings \* Air Conditioning \* Raise-Access flooring system \* Automated Building Management System \* Fiber-optic communications lines \* Light-absorbing glazing \* 24 hours access control \* High-quality materials \* Ventilation system \* Fire alarm \* Easy access to highway and all amenities \* Underground Parking \*

Commercial property is located in a developing area of the central part of Limassol with convenient transportation. Within walking distance are the offices of large financial companies, banks, and salons of world brands: Harley-Davidson, Maserati, Mercedes-Benz, as well as the customer service office of the electric company and the main telephone service provider in Cyprus.

The commercial building consists of 2-level underground parking for 150 cars and on the ground floor a luxury lobby, a shop with furniture, and a lounge area perfectly suitable for a luxury shop, cafe, or restaurant.

Available option to purchase: offices as a separate or as a whole. Please see the details information below:

Lobby: 256m2;

Call +357 2531 2728 or email [limassol@cyprus-realestate.net](mailto:limassol@cyprus-realestate.net) for more information

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Shop: 477m2 (Mezzanine Area - 238m2) Parking place for 12 cars.  
Price: 3 904 740 EUR.

### 1st Floor:

Office Nr. 1 - 260m2 (Covered Verandas 55m2; Uncovered verandas 135m2) Parking place for 4 cars;  
Price: 2 316 387 EUR;

Office Nr. 2 - 206m2, Parking place for 3 cars;  
Price: 1 495 201 EUR;

Office Nr. 3 - 339m2, Parking place for 5 cars;  
Price: 2 460 550 EUR;

Office Nr.4 - 143m2 (Covered Verandas 60m2; Uncovered verandas 44m2) Parking place for 2 cars;  
Price: 1 214 331 EUR.

### 4th Floor:

Office Nr.401 - 129m2 (Covered Verandas 14m2; Uncovered verandas 76m2) Parking place for 1 car;  
Price: 1 405 594 EUR;

Office 402 - 178m2 (Covered Verandas 25m2; Uncovered verandas 123m2) Parking place for 2 cars;  
Price: 2 011 862 EUR;

Office 403 - 262m2 (Covered Verandas 60m2; Uncovered verandas 207m2) Parking place for 3 cars;  
Price: 3 104 730 EUR.

Top floor Offices offers sea and mountain view.

Land area: 3159m2 owned.  
Total building area: 6,362m2.  
Total Building Price: 34 050 512 EUR.

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