

#22909

FOR SALE



## Limassol, Kato Polemidia

273 m<sup>2</sup> Covered

### Description

€650,000 +VAT

Brand new shop/showroom/office with mezzanine for sale in Kato Polemidia, Limassol. Located on the ground floor of a residential building. Excellent accessibility due to closeness to highway. The property comprises of a shop space, a toilet and two storages on the ground floor, storing space and two toilets on the mezzanine floor, large veranda, and total of six (6) parking spaces on the ground floor and basement.

- Total covered area: 273m<sup>2</sup>
- Ground floor: 184m<sup>2</sup>
- Mezzanine: 89m<sup>2</sup>
- Veranda: 95m<sup>2</sup>
- The shop is rented until December 2025 generating an annual rental yield of approx. 5.9%.

<b>TYPE</b>	Shop
<b>COVERED</b>	273 m <sup>2</sup>
<b>STATUS</b>	Key ready
<b>ENERGY EFFICIENCY RATING</b>	A
<b>YEAR OF CONSTRUCTION</b>	2023
<b>TITLE DEED</b>	Share of land



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