

#24048

FOR SALE



## Limassol, Mesa Geitonia

515 m<sup>2</sup> Covered



### Description

Commercial office building for sale in Mesa Geitonia, Limassol. Located close to highway exit, approx. 100m from Mesa Geitonia roundabout, within an easy access to the city center and the coastline. The contemporary design four-storey building consists of a ground floor with parking areas, 1st to 3rd floors open space offices with covered verandas, and a roof garden with panoramic city and sea views.

- Total land area: 883m<sup>2</sup>
- Total covered area: 515m<sup>2</sup>
- Indoor area: 435m<sup>2</sup> ( 1st - 3rd each floor 116m<sup>2</sup>)
- Covered verandas: 80m<sup>2</sup> (20m<sup>2</sup> on each floor)
- Ground floor: 55m<sup>2</sup> indoor, 150m<sup>2</sup> outdoor
- Roof garden: 32m<sup>2</sup> covered area, 20m<sup>2</sup> covered veranda
- Cooling and heating hidden system
- Raised floors, designs with gypsum boards
- Two plots for more parking spaces. Total 20 parking spaces in gated

€2,950,000 +VAT

<b>TYPE</b>	Commercial Building
<b>COVERED</b>	515 m <sup>2</sup>
<b>PLOT</b>	883 m <sup>2</sup>
<b>STATUS</b>	Off plan
<b>ENERGY EFFICIENCY RATING</b>	A
<b>YEAR OF CONSTRUCTION</b>	2025
<b>TITLE DEED</b>	Land



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