

Office in Kapsalos, Limassol

M2WJ+HWF Limassol, Cyprus

For Sale : **€ 1,100,000**

Description
INCOME SECURITY
10 year Lease to exceptional tenant covenants providing unmatched income security
EXCEPTIONAL HIGH-TECH
INTERIOR DESIGN
High quality internal wall cladding and partitioning made from exotic materials and designer details with fittings make this property highly attractive
TOP FLOOR LOCATION
The position of the office within the buildings location offers uninterrupted views of the sea to the South and mountain views to the north.
Altogether offering a very open spacious and pleasant ambience.
FRONTAGE DOMINANCE
The architectural design maximised the frontage area for maximum presence towards the main traffic artery on Spyrou Kyprianou avenue.
IMMEDIATE VALUE-ADD POTENTIAL
The total value of transactions in real estate during 2021 reached €3,8b, indicating an annual increase of 26%. Limassol continues to be the key driver of growth, making up 58% of the increase observed during the year.
SECURED UNDERGROUND PARKING
The office offers two easy access parking bays located in the basement with automatic security garage doors.
PRIME LOCATION
Located on the cross roads of Spyrou Kyprianou and Agios Zonis - A Rapidly growing bustling activity centre for offices and retail showrooms.

Details

Property Type: **Office**
Website
Status: **Available**
Unit Number: **302**

Main Features

Property Subtype: **Whole Floor**
Covered Parking: **2**
Construction Stage: **Resale**
Floors Building: **3**
Construction Year: **2020**

Area

Internal Area: **156m²**
Covered Verandas: **20m²**
Covered Area: **176m²**

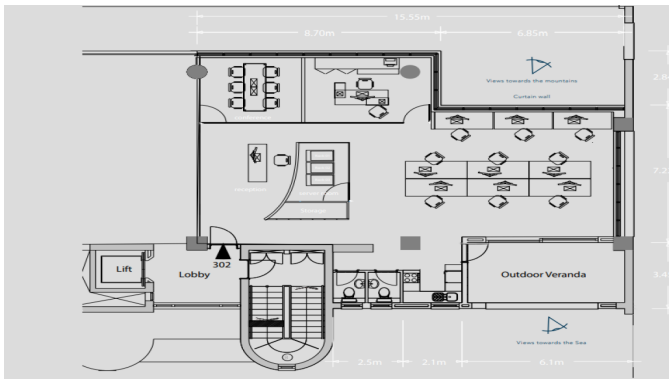
Energy & Heating

Energy Efficiency Grade: **A+**

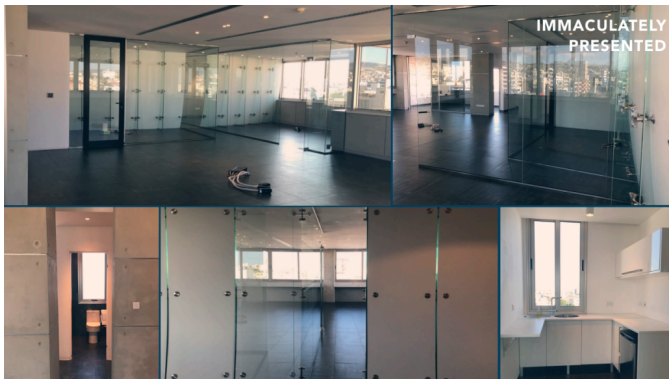
Further Details

Secure Door, Solar Water Heater

Gallery


15.55m
8.70m
6.85m
Views towards the mountains
Curtain wall
Lift
302
Lobby
Outdoor Veranda
Views towards the Sea
2.5m
2.1m
6.1m


OFFICE
302
3RD
FLOOR


IMMACULATELY
PRESENTED