

For Sale, Building, Mixed-use Building, Limassol, Agia Zoni, 300m², 204m²

For Sale : **€ 1,250,000**

Description
Fully renovated building for sale in a very good location in Agia Zoni area, in Limassol. The total area is 408m2, located on the land of 204m2, offers 2 floors & a shop, with 12 offices / rooms in total. The building offers facilities such as 2 kitchens, 3 bathrooms, server room area, reception area on each floor, shop and 4 verandas.

The ground floor comprises of:
1) A shop with 2 rooms, kitchen and toilet, with separate entrance, facing the main street (approx. 60sqm covered area)
2) An office / apartment with separate entrance from the main street, 4 rooms, reception, kitchen, bathroom, 2 verandas, corridors (approx. 100sqm covered area)
3) Verandas of approx. 30sqm.

The first floor comprises of:
1) An office / apartment with separate entrance from the main street, 6 rooms, reception, kitchen, bathroom, toilet, 2 verandas, corridors, server area. (approx. 140sqm)
2) Verandas of approx. 20sqm.

The property features:
•2 WiFi connections with Cablenet.
•3 different EAC connections for the shop, 1st floor and 2nd floor.
•New plumbing and electricity provisions.
•New installation of windows, mosquito nets, tiles , 10 brand new AC units.
•New kitchen appliances: kitchen counter tops, sinks, taps, 2 fridges and dishwasher.
•New toilet appliances: counter tops sinks, sinks, shower and toilet seats.
•New lighting inside and outside.
•New remote access panel for the reception management.

As an alternative to renovation, the building can be also demolished or reconstructed, allowing 4 floors to be built in total. The asset falls within the Planning Zone Πα4, with building density coefficient of 240%, coverage coefficient 70%, maximum 4 floors and a maximum height of 13.10m.

Details

Property Type: **Building**
Status: **Available**
Website

Main Features

Property Subtype: **Mixed-use Building**
Construction Stage: **Resale**
Construction Year: **1990**
Renovation Year: **2022**

Area

Covered Area: **300m²**
Plot Area: **204m²**

Further Details

Server Room, Air Condition

Gallery

















