



## For Sale, Building, Mixed-use Building, Limassol, Agia Zoni, 300m<sup>2</sup>, 204m<sup>2</sup>

GLADSTONOS, AGIA ZONI, REG.2/33288,  
(2/52525, 2/52526)

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 408m<sup>2</sup>, located on the land of 204m<sup>2</sup>, 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:

- ☒ 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, 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**  
Renovation Year: **2022**

Construction Stage: **Resale**

Construction Year: **1990**

### Area

Covered Area: **300m<sup>2</sup>**

Plot Area: **204m<sup>2</sup>**

### Further Details

Server Room, Air Condition



## Gallery



