

#2020

# Commercial Development Rights, Agios Athanasios, Limassol

📍 Agios Athanasios, Limassol

€4,000,000 +VAT





# Overview

## Specifications

Covered

 **1819 m<sup>2</sup>**

Type **Commercial Building**

Covered veranda **586 m<sup>2</sup>**

Status

**Off plan**

Energy efficiency rating

 **A**

## Description

Presenting this project of selling the rights to build three additional floors to an existing building of commercial offices. Planning permit has been issued.

Situated in the highly desirable Agios Athanasios area of Limassol, this property is ideally located just 10 minutes from the city centre, 5 minutes from the beach, and 5 minutes from the highway, offering exceptional accessibility and convenience for businesses.

The project benefits from multiple parking options, including nearby rental plots and space behind the building where car lifts are planned, as the planning authority requires.

The project's estimated income ranges between €40-€50 per square meter, making it an attractive investment opportunity with strong rental yield potential.

Specifications:

Second Floor:

- Covered Areas: 576m<sup>2</sup>
- Covered Verandas: 159m<sup>2</sup>

Third Floor:

- Covered Areas: 672m<sup>2</sup>
- Covered Verandas: 228m<sup>2</sup>

Fourth Floor:

- Covered Areas: 571m<sup>2</sup>
- Covered Verandas: 199m<sup>2</sup>



# Additional information

## Facilities

Aircondition, Split system

Elevator

Heating, Provision

Parking, Uncovered

## Features

Business facilities

City view

Closed offices

Double glazing

Easy access to highway

Easy access to main roads

Excellent condition

High ceilings

Internal stairs

Lobby

Near amenities

Near bus route

Near public transport

Reception

