



Office building in
Mesa Geitonia

FOR SALE

Limassol, Mesa
Geitonia

PRICE: €19,000,000

Reference 3957

Overview

Floors: 5

Year of construction:
2024

Furnished: Unfurnished

Parking spaces: 55

Basement: Yes

Status: Under
construction

Structure: Concrete

Covered: 3017m²

Plot: 2183m²

About the Property

Construction began on 1 September 2022.

Delivery date is expected to be July - August 2024.

The building is constructed in two plots of total area 2183 sq.m.

It comprises of five floors of offices, of total covered area of 3017 sq. m.

On the ground floor there is a lobby of 68 sq.m., with additional covered area of 412sq.m.

Below the ground floor, there is the mechanical floor, which in the rear part is a parking place (see below). Because of the morphology of the ground, this is underground in the rear of the plot, but street level at the front.

You can see more details in the attached detailed drawings.

The plots are adjacent to the Limassol-Nicosia motorway on the North side, between the roundabouts of Ayia Fyla and Mesa Geitonia. There is easy access via the exit of the motorway in front of the Mediterranean Hospital. Access is also possible from the Mesa Geitonia round about.

The initial plans provided for 55 parking spaces, which covered the requirement by law. With the revision and the addition of the underground parking, parking spaces have increased to 79.

Floors two and three have been sold but could be resold .

The building is Energy Category A.

It has raised floors and false ceilings from which all services pass.

Sanitary ware are Ideal Standard



Features

Easy access to main roads
Easy access to highway

Business facilities
24-hour security

Alarm system

Distances

Amenities: 200 m

Airport: 60 km

Public transport: 200 m



