

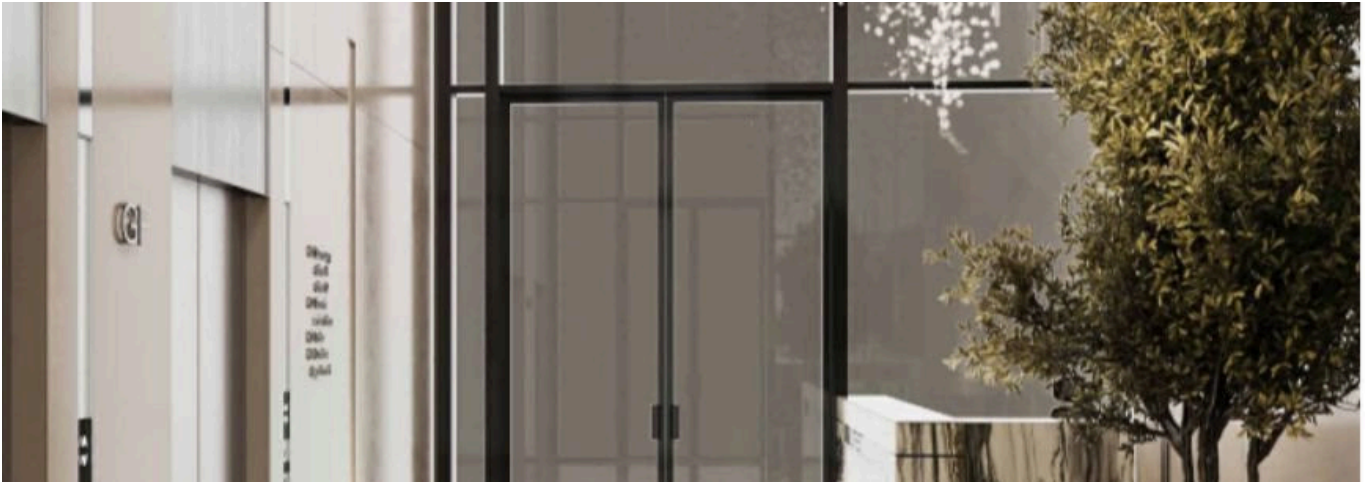
#1338

# Prime Investment Opportunity: Prestigious Shop with mezzanine at a Landmark Business Development

 Mesa Geitonia, Limassol

**€3,190,000**





# Overview

## Specifications

Covered

 **266 m<sup>2</sup>**

Type	<b>Shop</b>
Mezzanine	<b>133 m<sup>2</sup></b>
Status	<b>Completed</b>

Year of construction	<b>2024</b>
Structure	<b>Concrete</b>

## Description

Property Overview:

Available Space: Shop with Mezzanine

Internal Area: 266 m<sup>2</sup> + 133 m<sup>2</sup> Mezzanine

Asking Price: €3,190,000

Current Lease: Fully rented to a reputable company

Monthly Rental Income: €21,700

Annual Return on Investment (ROI): Over 7%

About the Development:

Strategically positioned on one of Limassol's most dynamic commercial avenues, this prestigious business property offers an exceptional working environment with cutting-edge design and world-class amenities. Designed by leading European architectural firms, the high-end office complex ensures an unparalleled standard of professionalism and efficiency.

Total Development Size: 12,250 m<sup>2</sup>

Structure: A modern, multi-level commercial project offering premium office spaces

Parking: Two-level underground parking spanning 3,067 m<sup>2</sup>, including electric vehicle charging stations and dedicated bicycle spaces

Grand Lobby: Impressively designed entrance with a double-height ceiling of over 7 meters

Amenities: On-site gym, spa, dining areas, and coffee shop for business professionals

Roof Garden: A thoughtfully designed outdoor space offering relaxation and panoramic city views

Technical & Design Features:

Construction: Built with an earthquake-resistant frame for structural integrity



# Additional information

## Facilities

Gym

Spa

## Features

24-hour security

Alarm system

Bicycle parking

CCTV

Café

City view

Concierge

Double glazing

Earthquake-resistant structure

Easy access to highway

Easy access to main roads

Electric car charger

Energy efficient doors/windows

Entrance gate, automated

Entrance hall

Fiber optics

Fire detector

Fireproof entrance doors

Handicap accessible

High ceilings

Near amenities

Near bus route

Reception

## Distances

Amenities

 100 m

Sea

 1 km

Public transport

 100 m

Schools

 200 m

## Contact us



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