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**Office building for sale in makarios  
avenue, limassol**

*Cyprus, Limassol*

**Price: € 16 840 000**

**Object type** Commercial apartment building

**Area** 1800.00 m2

**Category** For sale

PARKING SPACES		
Covered		31
Net price euro per spot		20,000
Mercury Group		
FLOOR	TYPE	TOTAL COVERED m <sup>2</sup>
Shop 1	Shop	510
Office 1	Office	305
Office 2	Office	320
Office 3	Office	330



A beautiful modern building is being erected in a prestigious area in the city center on Makarios Avenue. It is ready for the modern day business. Each of the 4 floors hosts one open plan floor space with panoramic sea vistas, presenting this exclusive development as an exceptionally rare one. Located in central Limassol just 1 min walk from Limassol central law courts and Ayios Nikolaos roundabout. The local district has an abundance of banks, government offices, clinics, stylish cafeterias and quality retail outlets, and all this simply a walk away from the beachfront. The project provides engineering systems, including an autonomous firefighting system, central air conditioning and forced-air and exhaust ventilation, central heating system - all these systems of the business center, a total area of which is 2000m<sup>2</sup>, are fully automated. Ground floor with a mezzanine is ideal for shops, showrooms and customer service companies. Its living area is 464m<sup>2</sup>. The remaining four floors offer functional and comfortable office space from 311 to 356m<sup>2</sup>.

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