

# BUILDING FOR SALE WITH 9 APARTMENTS AND ONE SHOP IN THE HEART OF THE CITY'S BUSINESS...

2 000 000 €

<b>Property Code:</b>	2119	<b>Type:</b>	Sale - Building
<b>Location:</b>	Limassol - AGIOS NIKOLAOS	<b>Internal Area:</b>	1325 m <sup>2</sup>
<b>Renovation:</b>	Without renovation	<b>Number of floors:</b>	4
<b>Year of construction:</b>	1987	<b>Distance to the sea:</b>	600 m
<b>Distance to airport:</b>	60 km	<b>Status:</b>	Resale
<b>VAT:</b>	NO VAT		

## Property features:

Unfurnished                      Parking

## Description:

NINE FLATS AND A SHOP IN AGIOS NICOLAS AREA LIMASSOL

SEVEN OF WHICH ARE three bedroom apartments

The remaining two are two bedroom apartments

Including a shop with mezzanine

WALKING DISTANCE TO THE SANDY BEACH ONLY 600 meters (5 Minute walk)

VERY CLOSE TO ALL SERVICES AND SHOPS

PLOT SIZE: 481SQ.M

Total Building area: 1325 SQM

Total Covered area of Apartments : 981 SQM

Total Covered Verandas : 46sq.m

Total Uncovered Verandas: 67 sq.m

Plus Parkings at the Ground Floor

## PRICE - 2.000.000 ( NO VAT)

Total area approximately 1325 m2, including the apartments, shop, staircase, lift, parking and verandas,

Location: Agios Nikolaos near Courts

Distance from Beach: only 600m

## Description and use of property

The shop is located in the western part of the building. It consists of a ground floor with a covered area of 100

23.11.2024

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sq.m. approximately mid-floor area with covered areas of 40 sq.m. sort of, and it works as a dental practice.. The external condition and maintenance of the store is good.

Apartment in mezzanine, located in the eastern part of the building and has a floor area of covered spaces approx.105 sq.m.. It consists of an open plan living room and living room, kitchen, three bedrooms, two bathrooms, One with bathtub and the other with shower and two covered terraces.

Apartment 11 on the first floor has a covered area of 99 sq.m. and consists of a single space that functions as living room and dining room, kitchen, three bedrooms, two toilets, of which one with bath and one with shower and two covered terraces. Apartment area covered areas 99 sq.m. Covered verandas 7 T.m.

Apartment 12 on the first floor has a covered area of 99 sq.m. and consists of a living room, kitchen, three bedrooms, two toilets, of which one with bath and one with shower and two covered terraces. Apartment area covered areas 99 sq.m. Covered verandas 7sq.m.

Apartment 21 on the second floor has a covered area of 99 sq.m. and consists of a living room and living room, kitchen, three bedrooms, two toilets, of which one with bath and one with shower and two covered terraces. The floors are ceramic, single-glass windows in aluminium frame and interior doors made of wood. Both the internal and external condition and maintenance of the apartment is good. Apartment area covered areas 99sq.m. Covered verandas 7sq.m.

Apartment 22 on the second floor has a covered area of 99 sq.m. approximately and consists of a living room and living room, kitchen, three bedrooms, two toilets, of which one with bath and one with shower and two covered terraces. The floors are ceramic, single-glass windows in aluminium frame and interior doors made of wood. The apartment is located in the western part of the building. Apartment area covered areas 99sq.m. Covered verandas 13 sq.m.

Apartment 31 on the third floor has a covered area of 99 sq.m. and consists of a living room, kitchen, three bedrooms, two toilets, of which one with bath and one with shower and two covered terraces.. Apartment area covered areas 99sq.m. Covered verandas 7 sq.m.

Apartment 32 on the third floor has a covered area of 99 sq.m. and consists of a living room, kitchen, three bedrooms, two toilets, of which one with bath and one with shower and two covered terraces. Apartment area covered areas 99 sq.m. Covered verandas 13 T.m.

Apartment 41 on the fourth floor has a covered area of 67 sq.m. and consists living room, kitchen, two bedrooms, one bathroom, a covered and an uncovered terrace. The floors are made of marble and ceramic, the windows of single glass in aluminium frame and the internal doors of wood Apartment area covered areas 67 sq.m. Covered terrace 2 sq.m. Open terrace 32 sq.m.

Apartment 42 on the fourth floor has a covered area of 67sq.m. and consists of a living room, kitchen, two bedrooms, one bathroom, a covered and an uncovered terrace. The floors are ceramic, single-glass windows in aluminium frame and interior doors made of wood. Both the internal and external condition and maintenance of the apartment is good. Apartment area covered areas 67sq.m. Covered terrace 2 sq.m. Open terrace 35 sq.m.

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