

**UNIQUE INVESTMENT OPPORTUNITY!
BUILDING FOR SALE WITH 4 APARTMENTS
IN AGIOS ATHANASIOS...**

1 200 000 €

Property Code:	688	Type:	Sale - Building
Location:	Limassol - AGIOS ATHANASIOS	Internal Area:	411 m ²
Number of floors:	2	Distance to the sea:	5 km
Distance to airport:	65 km	Status:	Resale
VAT:	not applicable		

Property features:

Unfurnished	Air Condition	Parking - Covered	Telephone Line
Store Room	Solar panels for hot water	Double Glazing	Balcony

Description:

Unique investment opportunity! The building is 3 years old and the building consists of only four luxury flats, two with gardens already completed with automatic irrigation system and two with roof gardens. The 3 bedrooms flat, has 100 meters private garden and the 2 bedrooms on the roof can be easily upgraded with pergola-kiosk, BBQ and Jacuzzi which can enable you with small additions to increase the price much higher for future investment. All facilities on the roof as water and electricity are in place. Parking place for 2 cars and big private stores for each apartment. Lift if the building.

On the ground floor, one apartment consists three bedrooms with 97m²-covered area, 19m²-covered veranda and 27 m²-uncovered veranda, 100 m² garden, storeroom 10 m², and covered parking. Second apartment on the ground floor consists two bedrooms, with 83m²-covered area, 17m²-covered veranda, 7m² uncovered veranda, storeroom 10m² and covered parking. On the first floor, one 2-bedroom apartment with covered area 83 m² plus 17 m² covered veranda, storeroom 7 m², and 46-m² roof garden. Second apartment on the first floor consists two bedroom with covered areas 79 m² and 16 m² covered veranda, uncovered 20m², storage 11 m², covered parking and 44-m² roof garden. All flats rented in a very good price as this fact enables a very secure investment with an income of 2700 euros per month. The rent guaranteed for all year long due to the excellent location of the building. Very quiet area/location and opposite the building is an area of 1200m² approx. green Area/park so children can play safely just outside their home. Last Selling price for all the building 955.000 including VAT.

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