Logo

Description automatically generated

**Total covered area 1789 M2 + 15 Parking Places**

**SELLING PRICE €9.200.000**

| **M2** | **OFFICE AREA** | **COVERED**  **VERANDA** | **COMMON AREA** | **TOTAL**  **COVERED AREA** | **PARKING**  **AREA** | **MECHANICAL**  **AREA** | **GARDEN**  **AREA** |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **LOBBY** | **-** | **-** | **115** | **115** | **-** | **-** | **-** |
| **PARKING** | **-** | **-** | **-** | **-** | **481** | **-** | **-** |
| **1ST Floor** | **298** | **57** | **50** | **405** | **-** | **40** | **-** |
| **2ND Floor** | **298** | **57** | **50** | **405** | **-** | **40** | **80** |
| **3RD FLOOR** | **298** | **57** | **50** | **405** | **-** | **40** | **-** |
| **4TH FLOOR** | **170** | **114** | **50** | **334** | **-** | **-** | **-** |
| **5TH FLOOR** | **-** | **-** | **125** | **125** | **-** | **-** | **-** |
| **TOTAL** | **1064** | **285** | **440** | **1789 M2** | **481** | **120** | **80** |

**RETURN ON INVESTMENT FROM RENTALS**

| **RENT PER MONTH @ 30 PER M2** | **RENT PER YEAR** | **ROI** |
| --- | --- | --- |
| **€53.500** | **€642.000** | **7%** |