

Office Space in Neapolis, Limassol

https://maps.app.goo.gl/cP4jSus1WMFNtQWN8?g_st=ic

For Sale : **€ 4,700,000**

Description
Prime Seafront Office space for Sale – Kanika Enaerios Complex, Limassol
Internal Area: 1,072 m²
Rental Yield: 8.2%
Parking: 15 On-Site + 3 Public Permits
Fully Renovated in 2022 – Ready in 4 Months
VAT-Exempt | 2 Separate Title Deeds

Strategically located in the prestigious Kanika Enaerios Complex on Limassol's vibrant seafront promenade, this office space offers an unbeatable blend of visibility, accessibility, and prestige.

Perfect for investors or owner-occupiers, the building features:

✔ Seafront pedestrian access
✔ 2 Kitchenettes, 2 Strong Rooms, 2 Storage Rooms
✔ Restrooms on all three levels
✔ Direct proximity to public transport and city center
✔ Gated complex with adjacent public parking

Tailored modifications available to suit your business needs (construction cost + 15% construction fee).

Location Benefits:

• Sea front near Odyssey Hotel & major commercial outlets
• Ideal for corporate HQ, legal, or co-working spaces
• Excellent long-term capital appreciation potential

Details

Property Type: **Office** | Status: **Available** | Website

Main Features

Property Subtype: **Standard Office** | Construction Stage: **Resale** | Renovation Year: **2022**

Area

Covered Area: **1,072m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Secure Door, Storage Space, Air Condition

Gallery















