

Commercial Building In City Centre, Limassol

For Sale : **€ 9,500,000**

Description
A rare opportunity to acquire a fully completed seven-storey commercial building located on Archiepiskopou Makariou III Avenue, one of Limassol's most prestigious business locations. Positioned in the heart of the city's prime commercial district, the property offers exceptional visibility, accessibility, and long-term investment value.

This modern office tower combines professional office accommodation with ground-floor retail space, creating a versatile commercial asset with an established tenant base and immediate rental income potential.

The building is operational, well maintained, and partially tenanted, making it suitable for investors seeking income generation as well as owner-occupiers looking for a flagship corporate headquarters. Designed for functionality and efficiency, the property includes multiple office levels, dedicated underground and ground-level parking, and a practical layout that supports a wide range of business uses. Its strategic position on one of Limassol's main commercial avenues enhances its prestige and strong corporate presence. Built to modern standards and holding Energy Efficiency Class B, the building offers a balanced combination of quality construction, operational readiness, and investment security.
The availability of a clean title deed with no encumbrances further strengthens the appeal of this asset.

This is a standout commercial opportunity in one of Limassol's most sought-after business areas, ideal for institutional investors, private capital, or companies seeking a landmark property with strong long-term potential.

Details

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

Main Features

Property Subtype: **Commercial Building** | Construction Stage: **Resale** | Construction Year: **2012**

Area

Covered Area: **1,283m²** | Plot Area: **583m²** | Total Area: **1,283m²**

Energy & Heating

Energy Efficiency Grade: **B**

Further Details

Storage Space, Air Condition

Gallery






















