

Office Building in Limassol City Centre

For Sale : **€ 10,100,000**

Description
A commercial building located at a prime corner position in the City Centre of Limassol. The surrounding area is dominated by high-rise developments, featuring retail shops on the ground floor and offices/apartments above.

The property is partially leased to a major local banking institution, which occupies part of the basement, the entire ground floor, and the mezzanine level.

The building is arranged over 7 levels: a basement, ground floor with mezzanine, and five additional floors.

Ground Floor & Mezzanine: Reception, offices, kitchen, storage, ATMs, and toilets. Approx. 685 sqm enclosed area on the ground floor and 299 sqm on the mezzanine. Tenanted by a major local bank.

1st-3rd Floors: Open-plan office areas with kitchen, server rooms, storage, toilets, and auxiliary spaces. Each floor offers approx. 376 sqm. The 1st floor also benefits from a 124 sqm uncovered veranda. Vacant.

4th Floor: Similar office layout, larger in size with approx. 541 sqm enclosed area. Vacant.

5th Floor: Penthouse-level office space with approx. 140 sqm enclosed area, plus 70 sqm uncovered and 86 sqm covered verandas. Vacant.

Basement: 18 parking spaces for the building and a 183 sqm strong room utilised by the tenant bank. Additional 3 parking spaces available at ground floor level.

Strategically located just 500m from the B8 motorway and 2.5km from Limassol Marina.

Town Planning Zones: Ka4 (52%) and Eb2 (48%).

Energy Performance Certificate: Category C.

Details

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

Main Features

Property Subtype: **Commercial Building**
Construction Stage: **Resale**

Area

Covered Area: **2,794m²**
Plot Area: **1,552m²**
Total Area: **2,794m²**

Energy & Heating

Energy Efficiency Grade: **C**

Gallery







