

# Commercial Building In Kato Polemidia, Limassol

Υπηρεσιακός Α6, Kato Polemidia 4156, Cyprus

For Sale : **€ 3,500,000**

**Description**
Strategically located contemporary commercial / office building close to the Kato Polemidia Roundabout — exceptional connectivity and visibility. Just minutes from the Polemidia highway exit, with direct access to the city centre, industrial zone, Port of Limassol and Zakaki. Even at peak hours, the Germasogeia Roundabout is only 10 minutes away.

The Building
- 514 sqm total
- Resale condition
- Ground floor + loft layout
- Energy Efficiency Class A
- Provisions for photovoltaic panels

Parking
- Gated private parking with 17 spaces (additional capacity available)

Suitable Uses
- Workspace / corporate offices
- Showroom
- Mixed-use development

Development Potential
- New owner can construct additional floors
- Upper levels can be converted into apartments or offices

Investment Highlights
- Prime Limassol location with multifunctional use
- Significant expansion potential
- Strong investment appeal
- Easy access to highway, city centre, port and industrial zone

Location
- Kato Polemidia, Limassol — close to the Kato Polemidia Roundabout

## Details

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

## Main Features

Property Subtype: **Commercial Building** | Construction Stage: **Resale** | Covered Parking: **17**

## Area

Internal Area: **514m²** | Covered Area: **514m²** | Total Area: **514m²**

## Energy & Heating

Energy Efficiency Grade: **A**

# Gallery









