

Office Building in Kapsalos, Limassol

For Sale : **€ 4,200,000**

Description
A Class A standalone office building for sale on Vasileos Konstantinou in Limassol, around 4 minutes from the highway and with fast connections to every part of the city. The building is offered as a whole, delivered fitted-out and ready for use, with planning permit obtained and delivery scheduled for September 2026.

The building provides 921 m² of gross building area and 734 m² of gross leasable area, arranged over a ground floor with a grand lobby, offices and meeting rooms, a mezzanine, two full office floors and a private roof garden. The lobby is bright and spacious, with high ceilings, natural materials, a waiting area and reception desk. The office floors are open-plan with panoramic floor-to-ceiling glazing around the entire perimeter, and there are two conference rooms. A quiet high-speed elevator with smart synchronisation serves all levels, and the corridors and staircases are finished in premium materials.

The private roof garden offers panoramic views and space for staff to unwind or host small corporate events. Outside there are landscaped flower beds, bicycle parking and 7 private parking spaces with smart access control.

Key Features:
- Entire standalone office building, Class A
- 921 m² gross building area / 734 m² gross leasable area
- Ground floor, mezzanine, 2 office floors and roof garden
- Delivered fitted-out and ready for use
- Clear floor-to-ceiling height of 3.6 m
- Panoramic glazing, thermal aluminium frames with double glazing
- 2 conference rooms
- High-speed low-noise elevator
- Face ID access, 24/7 security and video surveillance
- UPS for critical systems, TIER II server room, fibre-optic with 2 independent providers
- Solar power system available on request
- 7 private parking spaces, bicycle parking
- Planning permit obtained, delivery September 2026
- Price plus VAT
- Energy Efficiency: A

A rare opportunity to own a complete, ready-to-use office headquarters in Limassol.

Details

Property Type: **Office**
Status: **Available**
Unit Number: **Entire building**
Website

Main Features

Property Subtype: **Standard Office**
Construction Stage: **Under Construction**

Area

Internal Area: **734m²**
Covered Area: **734m²**
Total Area: **921m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Elevator, Storage Space

Gallery













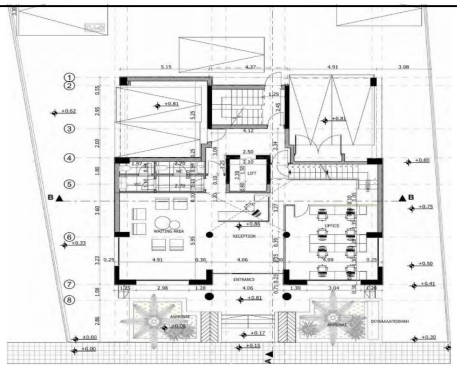

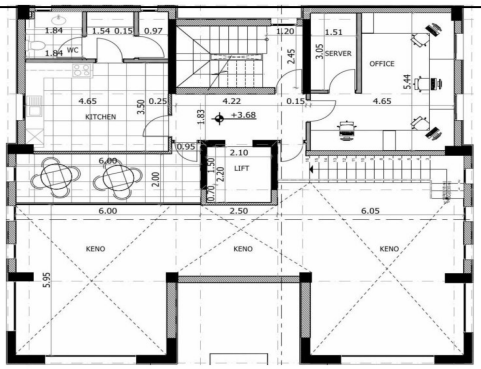
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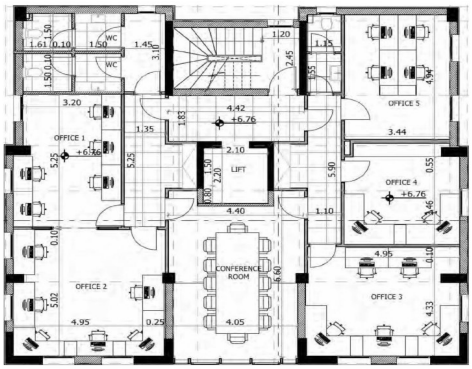
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CONFERENCE ROOM
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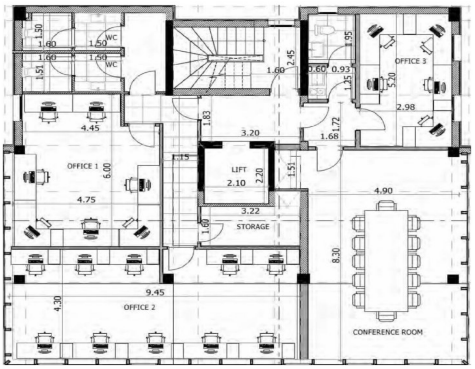
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OFFICE 1
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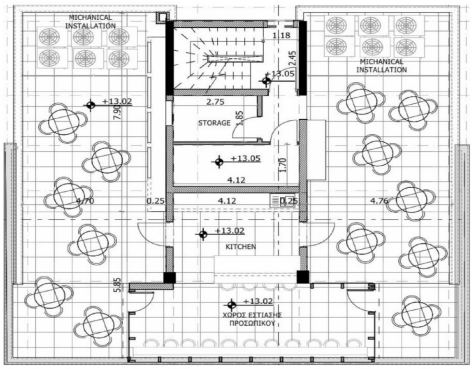
STORAGE
OFFICE 2
CONFERENCE ROOM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MECHANICAL INSTALLATION
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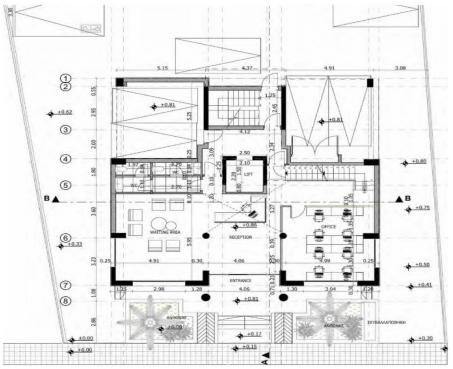

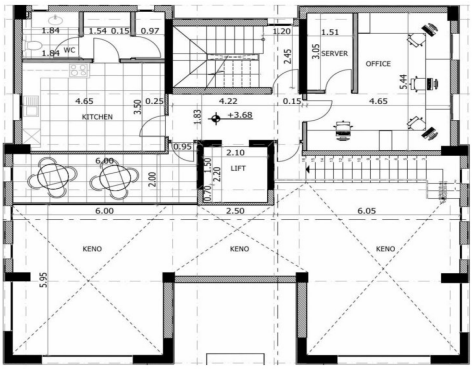
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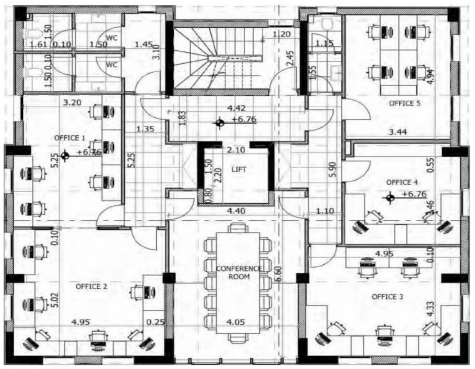
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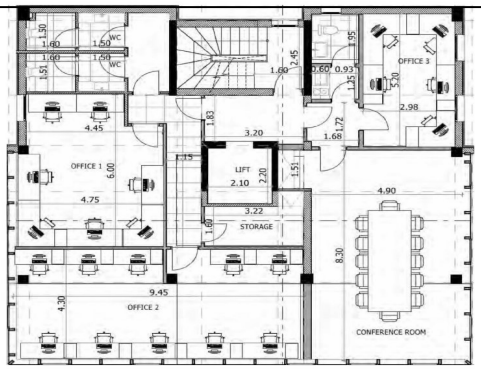
WC
WC
OFFICE 1
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4.45
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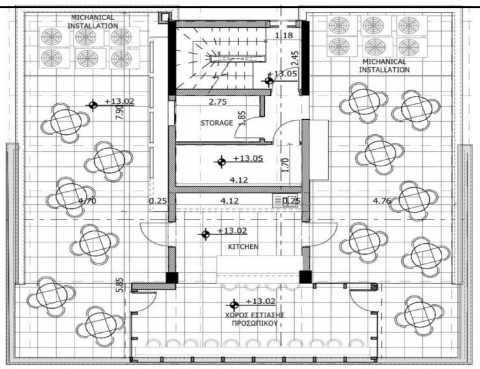
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