

Office Building In Kapsalos, Limassol

For Sale : **€ 15,000,000**

Description
A newly completed Class A office building for sale on the Spyrou Kyprianou Avenue business corridor in Limassol, around 2 km from the seafront and with sea views from the upper floors. Construction is 100% complete and the building is delivered fitted out and ready for use.

The building offers 1,367 m² of covered area, of which 1,072 m² is gross leasable office space and 295 m² is verandas, over a signature ground-floor lobby, five office floors of 247 m² each and a sixth floor with a private roof terrace. The total built area including the two-level underground car park is 2,792 m², with 23 private parking spaces and EV charging.

Interiors include a spacious, bright lobby with high ceilings, natural materials and a reception desk; open-plan offices with panoramic glazing and a clear floor-to-ceiling height of 3.6 m; minimalist staff kitchens; and two quiet high-speed elevators with smart synchronisation. Technical specification includes thermal aluminium frames with double glazing, a distribution board in each office, an optional solar power system, earthquake-resistant design to Eurocode 8, Face ID access, UPS protection for critical systems, a TIER II server room with space for tenant racks, high-speed fibre with two independent telecom providers, and 24/7 security and video surveillance.

Key Features:
- Entire Class A office building, completed 2026
- 1,367 m² covered area (1,072 m² GLA + 295 m² verandas)
- 2,792 m² total built area including parking levels
- Ground floor lobby, 5 office floors of 247 m², 6th floor with roof terrace
- Delivered fitted out
- 23 parking spaces on two levels, EV charging
- 2 high-speed elevators
- 3.6 m clear ceiling height, panoramic glazing
- Face ID access, UPS, TIER II server room
- Dual fibre providers, 24/7 security
- Sea views, around 2 km from the seafront
- Energy-smart design

A ready, income-capable headquarters building on Limassol's main business corridor.

Details

Property Type: **Building**
Website

Status: **Available**

Unit Number: **Entire building**

Main Features

Property Subtype: **Office Building**
Covered Parking: **23**

Construction Stage: **Completed**
Floors Building: **5**

Construction Year: **2026**

Area

Internal Area: **1,072m²**
Total Area: **2,792m²**

Covered Verandas: **295m²**

Covered Area: **1,367m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Elevator, Storage Space