

3839m² Building for Rent in Limassol District

Available for rent, this modern commercial building offers a unique opportunity to secure a premium business address in Agios Nicolaos. Currently under construction and expected to be completed in 2028, the property features a spacious internal area of 3,839 square meters, offering flexible layouts to suit various business needs. The building provides a secure and professional environment within a gated complex, complete with a basement, elevator, gym, and central air conditioning system.



Agios Nicolaos is an established commercial hub, known for its blend of business activity and comfortable lifestyle. The area is conveniently located near the highway, enhancing accessibility, and...

Property Info

Covered Area
Heating
Air Conditioning

3839
Central Heating, Yes
All rooms, Yes

Plot / Area Info

Parking

Covered, Yes

Additional info

Reference Number **29692**
Property type **Building**
Condition **Brand New**
View **Sea view**

Amenities

- Gym

Location

Region: **Limassol**
Coordinates: **34.690562 / 33.053586**

Price: €120 000 + VAT

VAT for this property is **€22,144** or **€22,800**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€31.00/m²		

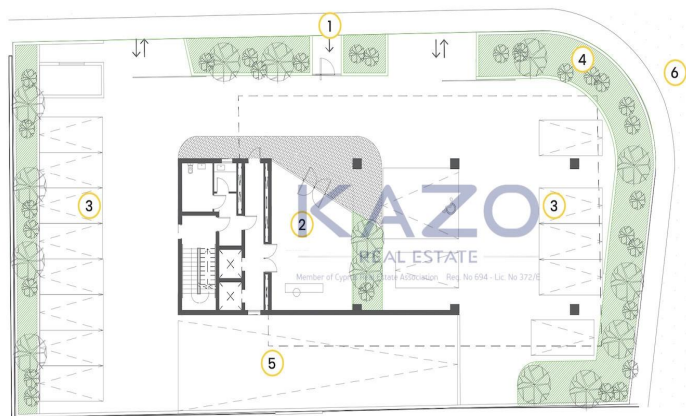
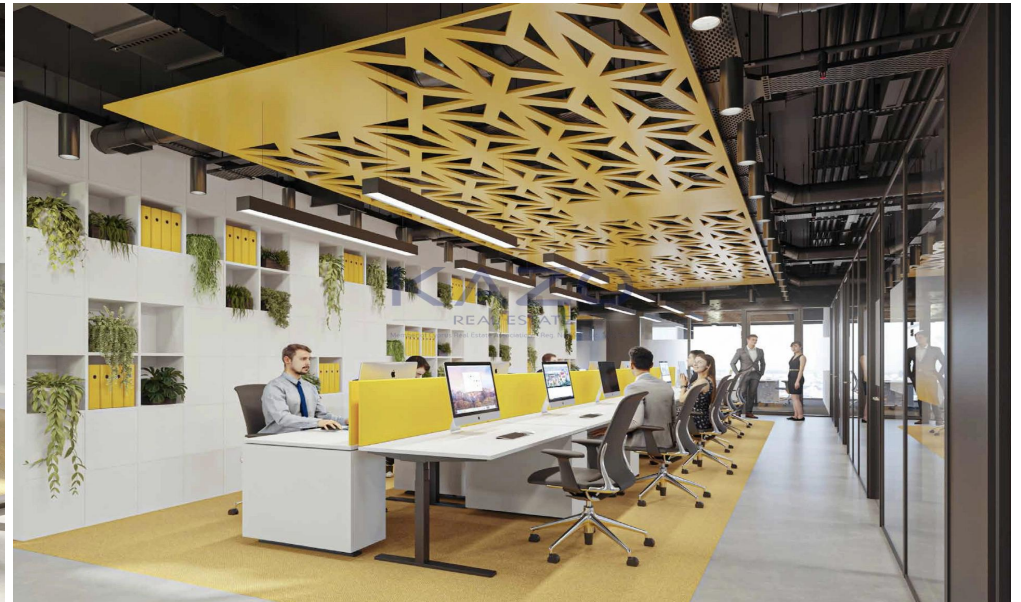
Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
License number	372/E	Legal name	N/A
Phone: +35770003020, +35725346402			

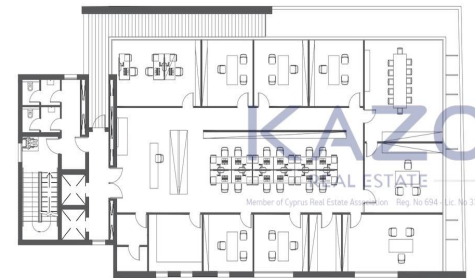
Price change history

€120 000 on Jan 30, 2026





- 1 ENTRANCE
- 2 LOBBY
- 3 PARKING AREA
- 4 GREEN AREA
- 5 BASEMENT RAMP
- 6 OMIROU STREET



Total Interior Area	370 sqm
Covered Veranda	28-42 sqm*
Total Covered Area	398-412 sqm*

* Depending on the floor
 * Optional design layout, flexible for custom-made to the company's operation needs.

SCHEDULE OF AREAS

Level	Area	Total Interior Sqm	Covered Exterior Veranda Sqm	Others & Parking Sqm	Total Covered Area Sqm	Uncovered Veranda & Garden Sqm	Grand Total Area Sqm
Basement -1	Parking & Ramb	981	-	-	981	-	981
	Circulation Areas	43	-	-	43	-	43
	Services & Storage	50	-	-	50	-	50
Ground	Lobby	57	-	347	404	180	584
	Circulation Areas	68	-	-	68	-	68
Mechanical	Mechanical Area & Gym	216	-	-	216	-	216
	Circulation Areas	68	-	-	68	-	68
1st Floor Offices	Offices	370	28	-	398	-	398
	Circulation Areas	63	-	-	63	-	63
2nd Floor Offices	Offices	370	32	-	402	-	402
	Circulation Areas	63	-	-	63	-	63
3rd Floor Offices	Offices	370	37	-	407	-	407
	Circulation Areas	63	-	-	63	-	63
4th Floor Offices	Offices	370	42	-	412	-	412
	Circulation Areas	63	-	-	63	-	63
Roof Garden	Roof Area	81	57	-	138	222	360
Total	-	3296	196	347	3839	402	4241

SPECIFICATIONS

Building Structure

Reinforced concrete frame, comprising of raft foundation, columns, beams and slabs. Steel supplier will be of European origin - Steel B500C

The design on both ways will be in line with European anti-earthquake construction specification codes.

* Each office space is available to rent as an empty core.

Walls and Cladding

The exterior walls will be constructed out of 20cm reinforced concrete. The external surfaces will be clad with 4mm aluminium composite panels (ALUCOBOND or similar). 3 coats of normal plaster (25mm thickness) will be applied on the internal surface.

The interior walls in common areas will be constructed out of hollow insulated bricks LEDRA - Series LB20 and will have 3 coats of normal plaster (25mm thickness) and will be applied on both sides of the brick's surface. Before applying the plaster, a fiberglass plastic net is applied in order to control settlements and Cracks of the walls, at all the joints of concrete with brick-walls.

The interior walls in office areas will be made of 12.5mm gypsum-board system with MW metal studs. 50mm of rockwool insulation will be placed within the two layers of gypsum boards.

Insulation

Waterproofing of Basements will be achieved with 4mm Bitumen Membrane, placed between two layers of gross-beton under the foundations, and protected with 600 g/m² FONDALINE polyethylene sheet on basement walls.

Waterproofing of verandas will consist of Bitumen Membrane on the floor slab and Polyurethane insulation system under the floor tiles. Thermal insulation of exposed walls other than the cladding, will be STO Therm Classic System with 70mm Sto-EPS Board H30 and final render StoLT K10.

Internal Finishes Floors

Above the concrete slab of each internal area, light concrete screed S700 will be installed where the internal area will be paved by ceramics or marble. Grated concrete and anti-dust sealer will be installed in internal areas where there will be raised floor.

Marble paving in entrance and lift lobbies

Granite paving or terrazzo in staircase.

Ceramic tiles in toilets, verandas.

Raised floor in the offices: Panel W40 + Substructure TF3/SA High density (700 Kg/m³) chipboard core recycled and ecological, FSC certified mixed with thermosetting resin. Woven vinyl Finish

Roof

The thermal insulation of the roof will be made with XPS Slabs 80-100mm in thickness and it will be installed above the concrete slab of the roof.

The thermal insulation of the roof will be covered with a concrete layer of screed C15/20 and will have a minimum thickness of 5 cm.

Water insulation of the roof above the screed with Polyurethane insulation

system (Mariseal 270) topped with gravel.

Ceilings

Reception and elevator lobbies with gypsum-board suspended ceiling. Offices and toilet areas with gypsum-board suspended ceiling or exposed. Between office floors, 50mm of rockwool insulation will be placed in the false ceiling or raised floor cavity.

Curtain walls and windows

Aluminium systems by Muskita (MU 4200 structural step thermal) with double glazing tempered glasses (Ug value less than 1.3 W/m²K) for all the floors of offices.

For the ground floor, tempered glass structure system.

All other windows will be operable - tilt and turn type (MU 2075 thermal series).

All aluminium parts will be powder coated with Interpon D2525 Structura by AkzoNobel with a colour approved by the Architect.

Paint work

Interior walls and ceilings: Three coats of emulsion (by Dulux or Sigma) and spatula on interior ceilings.

Exterior Walls: Three coats of emulsion (by Dulux or Sigma) of outdoor use.

Exterior Ceilings: Three coats of emulsion (by Dulux or Sigma) for outdoor use and spatula on exterior ceilings.

Wood surfaces: Lacquer paint will be applied on wood surfaces

Metal Surfaces: Oil paints (by Paramatti or Hammerite) will be applied in three coats (primer, undercoat and finish).

Wood-working

Doors

- Timber veneered or lacquered with glass doors to the staircase, complying with local fire regulations.

- Timber veneered or lacquered two-leaf doors to the offices, complying with local fire regulations.

- Timber veneered or lacquered internal doors

- All door hardware will be by European manufacturer and approved by the Architect.

Kitchens

- Timber veneered or lacquered based on the architectural drawings

- Countertops with Corian or synthetic stone

- All hardware will be of European standards (Hafele or Blum)

Roof Garden

All the offices have access to the roof terrace and the common facilities through the common staircase and elevator.

Facilities:

Gym

Car Parking

Car parking spaces on basement and ground level.

All necessary installations for ventilation and fire safety for underground parking spaces will be according to the fire department terms.

Electric barriers controlling the entrance and exit of cars.

The car parking floor will be UniPow - Coat epoxy system (by Cizet) or similar.