

828m² Building for Sale in Limassol District

For sale is a modern commercial building situated in the developing area of Kato Polemidia. This under-construction property boasts an impressive internal space of 828 square meters, offering ample room for various business opportunities. Expected to be completed in 2026, the building exemplifies energy efficiency with a rating of A, making it ideal for environmentally conscious enterprises. X

Polemidia, Kato is a vibrant area known for its convenient access to major road networks, including the nearby highway. The location is surrounded by growing residential and commercial developments, making it a prime spot for business. With panoramic city views, this property promises not only ...

Property Info		Plot / Area Info		Additional info	
Covered Area	828	Plot area	560	Reference Number	25692
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Property type	Building
				Condition	Brand New
				View	City view

Amenities	Location
• Elevator	Region: Limassol Coordinates: 34.686213654264 / 33.015111809752

Price: €5 500 000 + VAT

VAT for this property is **€905,507** or **€1,045,000**. 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 Price per SQM	None €6 643.00/m²	Common expenses	None
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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

€5 500 000 on Mar 22, 2025





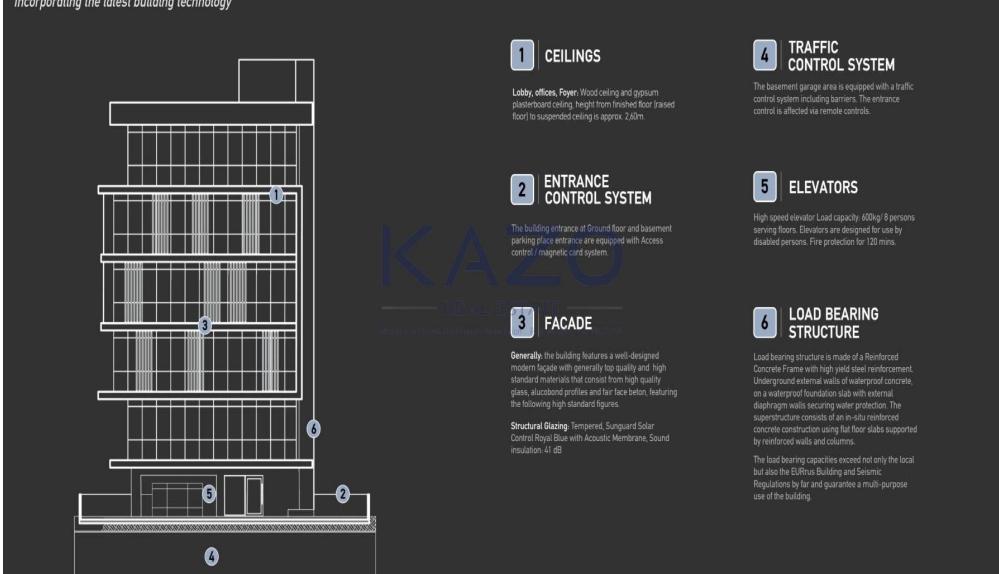
OTHER BUILDING AREAS			
LOBBY & BASEMENT		PARKING SPACES	
LOBBY AREA	74	BASEMENT PARKING SPACES	10
BASEMENT AREA	420	GROUND FLOOR PARKING SPACES	6
GROUND FLOOR COVER PARKING AREA	105		

PROJECTED RENTAL INCOME					
RENTAL INCOME	INCOME YEAR ONE	INCOME YEAR TWO	INCOME YEAR THREE	INCOME YEAR FOUR	INCOME YEAR FIVE
PROJECTED MONTHLY RENTAL INCOME	€ 31,500	€ 31,500	€ 33,075	€ 34,729	€ 36,465
PROJECTED YEARLY RENTAL INCOME	€ 378,000	€ 378,000	€ 396,900	€ 416,745	€ 437,582

INVESTMENT & YIELD					
SELLING PRICE	YIELD YEAR ONE	YIELD YEAR TWO	YIELD YEAR THREE	YIELD YEAR FOUR	YIELD YEAR FIVE
LIST PRICE	€ 5,500,000	6.87%	6.87%	7.22%	7.58%

OFFICE SPACE								
LEVEL	DESC	INTERNAL COVERED AREA M ²	COMMON INTERNAL AREA M ²	COVERED BALCONY AREA M ²	UN-COVERED BALCONY AREA M ²	TOTAL AREA M ²	PROJECTED RENTAL EURO PRICE € (PER MONTH)	SELLING EURO PRICE € (+ VAT)
1ST FLOOR	OFFICE 201	162	22	17	-	201	€ 5,500.00	-
2ND FLOOR	OFFICE 301	168	22	45	-	235	€ 5,750.00	-
3RD FLOOR	OFFICE 401	168	22	45	-	235	€ 6,000.00	-
4TH FLOOR	OFFICE 501	168	22	45	-	235	€ 6,250.00	-
5TH FLOOR	OFFICE 601	162	22	17	-	201	€ 6,500.00	-
6TH FLOOR	ROOF TERRACE	29	-	-	100	129	€ 1,500.00	-
TOTAL		828	110	169	100	1236	€ 31,500.00	€ 5,500,000.00

Incorporating the latest building technology





Underground Floor

- TOTAL COVERED AREA: 105m²
- PARKING SPACES: 10



Ground Floor

- LOBBY AREA: 29m²
- PARKING SPACES: 6



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Floors 2, 3 & 4

- INDOOR COVERED AREA: 168m²
- INDOOR COMMON AREA: 22m²
- COVERED VERANDA: 45m²
- TOTAL AREA: 235m²



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Floors 1 & 5

- INDOOR COVERED AREA: 162m²
- INDOOR COMMON AREA: 22m²
- COVERED VERANDA: 17m²
- TOTAL AREA: 201m²



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LOCATION

Strategically Positioned

Impetus is located on Spyrou Kyriacou avenue, Kato Polemidia area, boasting close proximity to significant related infrastructures such as respectable business centres, banks and restaurants.

-  **City Centre**
Approximately 3.0 km
-  **Limassol Marina**
Approximately 3.0 km
-  **Casino**
Approximately 4.5 km
-  **Motorway**
Approximately 700 m
-  **Commercial Port**
Approximately 3.5 km
-  **Seafront**
Approximately 3.5 km



DESCRIPTION

Meticulously Designed

Impetus is a landmark business centre, located in one of Limassol's main commercial hub. This outstanding building comprises of 5 floors of commercial office space, all of which are meticulously designed to reach the level of quality any high calibre business deserves and expects.

Furthermore, the floor to ceiling windows provide astonishing city and mountain views, complementing the open plan configuration.