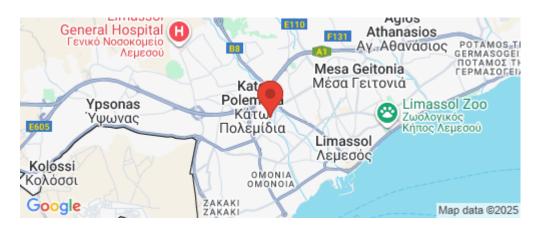


828m² Building for Sale in Limassol District

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.



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	
				Reference Number	25692
Covered Area	828	Plot area	560	Property type	Building
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	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 None

Price per SQM €6 643.00/m²

Common expenses None

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













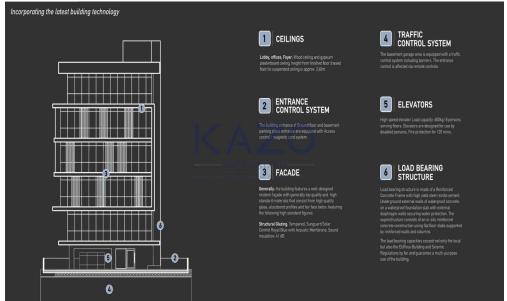


	OTHER BI	UILDING AREAS				
LOBBY & BASEMENT		PARKING SPACES				
LOBBY AREA	74	BASEMENT PARKING SPACES	10			
BASEMENT AREA	420	GROUND FLOOR PARKING SPACES	6			
GROUND FLOOR COVER PARKING AREA	105					

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	€	36,46
PROJECTED YEARLY RENTAL INCOME	€	378,000	€	378,000	€	396,900	€	416,745	€	437,58

INVESTMENT & YIELD										
	SELLING PI	RICE	YIELD YEAR ONE	YIELD YEAR TWO	YIELD YEAR THREE	YIELD YEAR FOUR	YIELD YEAR FIVE			
LIST	€	5,500,000	6.87%	6.87%	7.22%	7.58%	7.96%			

OFFICE SPACE										
LEVEL	DESC.	INTERNAL COVERED AREA M ²	COMMON INTERNAL AREA M2	COVERED BALCONY AREA M2	UN-COVERED BALCONY AREA M2	TOTAL AREA M ²	E	ECTED RENTAL JRO PRICE € PER MONTH)	SELLING EURO PRICE € (+ VAT)	
1ST FLOOR	OFFICE 201	162				201	€	5,500.00		100
2ND FLOOR	OFFICE 301	168	22	45	70	235	€	5,750.00		100
3RD FLOOR	OFFICE 401	168	22	45 A	LATE	235	€	6,000.00		18
4TH FLOOR	OFFICE 501	168	Manager of Cypro 22		Reg. No 694 - Lic. No Fi	235	€	6,250.00		120
5TH FLOOR	OFFICE 601	162	22	17	5	201	€	6,500.00		120
6TH FLOOR	ROOF TERRACE	29	9	13	100	129	€	1,500.00	0	
TOTAL		828	110	169	100	1236	€	31,500.00	€	5,500,000















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.

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