


## 828m<sup>2</sup> 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

Covered Area **828**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **560**  
Parking **Covered, Yes**

### Additional info

Reference Number **25692**  
Property type **Building**  
Condition **Brand New**  
View **City view**

### Amenities

- Elevator

### Location

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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 643.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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

## Price change history

€5 500 000 on Mar 22, 2025





OFFICE SPACE								
LEVEL	DESC.	INTERNAL COVERED AREA M <sup>2</sup>	COMMON INTERNAL AREA M <sup>2</sup>	COVERED BALCONY AREA M <sup>2</sup>	UN-COVERED BALCONY AREA M <sup>2</sup>	TOTAL AREA M <sup>2</sup>	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	-
<b>TOTAL</b>		<b>828</b>	<b>110</b>	<b>169</b>	<b>100</b>	<b>1236</b>	<b>€ 31,500.00</b>	<b>€ 5,500,000.00</b>

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%	7.96%

Incorporating the latest building technology

- 1 CEILINGS**  
Lobby, offices, Foyer: Wood ceiling and gypsum plasterboard ceiling, height from finished floor (ground floor) to suspended ceiling is approx. 2.60m.
- 2 ENTRANCE CONTROL SYSTEM**  
The building entrance at Ground floor and basement parking space entrance are equipped with Access control / magnetic card system.
- 3 FACADE**  
Generally, the building features a well-designed modern facade with generally top quality and high standard materials that consist from high quality glass, aluminum profiles and fair face beton, featuring the following high standard figures.  
Structural Glazing: Tempered, Sunguard Solar Control Royal Blue with Acoustic Membrane, Sound insulation 41 dB.
- 4 TRAFFIC CONTROL SYSTEM**  
The basement garage area is equipped with a traffic control system including barriers. The entrance control is effected via remote controls.
- 5 ELEVATORS**  
High speed elevator Load capacity: 600kg/ 8 persons serving floors. Elevators are designed for use by disabled persons. Fire protection for 120 mins.
- 6 LOAD BEARING STRUCTURE**  
Load bearing structure is made of a Reinforced Concrete Frame with high yield steel reinforcement. Underground external walls of waterproof concrete, on a waterproof foundation slab with external diaphragm walls securing water protection. The superstructure consists of an in-situ reinforced concrete construction using full floor slabs supported by reinforced walls and columns.  
The load bearing capacities exceed not only the local but also the EURus Building and Seismic Regulations by far and guarantee a multi-purpose use of the building.

**Underground Floor**

- TOTAL COVERED AREA: 105m<sup>2</sup>
- PARKING SPACES: 10

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**Ground Floor**

- LOBBY AREA: 29m<sup>2</sup>
- PARKING SPACES: 6

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**Floors 2, 3 & 4**

- INDOOR COVERED AREA: 148m<sup>2</sup>
- INDOOR COMMON AREA: 22m<sup>2</sup>
- COVERED VERANDA: 45m<sup>2</sup>
- TOTAL AREA: 235m<sup>2</sup>

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**Floors 1 & 5**

- INDOOR COVERED AREA: 162m<sup>2</sup>
- INDOOR COMMON AREA: 22m<sup>2</sup>
- COVERED VERANDA: 17m<sup>2</sup>
- TOTAL AREA: 201m<sup>2</sup>

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### LOCATION

#### Strategically Positioned

Impetus is located on Spyrou Kyprianou avenue, Kato Pafos 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
-   
**Seafont**  
 Approximately 3.5 km



### DESCRIPTION

#### Meticulously Designed

Impetus is a landmark business centre, located in one of Limassol's main commercial hubs. 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.