

## 1354m<sup>2</sup> Building for Sale in Limassol District

Currently under renovation and set for completion in April 2026.



For sale: Modern commercial building under renovation, offering a total internal area of 1,354 square meters. Situated in the heart of City Center - Katholiki, this property is ideal for businesses seeking a flagship location. The building stands out with its stylish, contemporary design, renovated in 2026 to the highest standards. Enjoy comfortable working conditions year-round thanks to the efficient central AC system and energy efficiency class A rating.

City Center - Katholiki is a vibrant district known for its lively streets, diverse businesses, and cultural landmarks. The area offers excellent conne...

### Property Info

Covered Area  
Heating  
Air Conditioning

**1354**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **29421**  
Property type **Building**  
Condition **Brand New**  
View **City view**

### Amenities

- Storage room

### Location

Region: **Limassol**  
Coordinates: **34.685381332896 / 33.032860478579**

## Price: €8 000 000 + VAT

VAT for this property is **€1,395,923** or **€1,520,000**. 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>€5 908.00/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

€8 000 000 on Jan 16, 2026



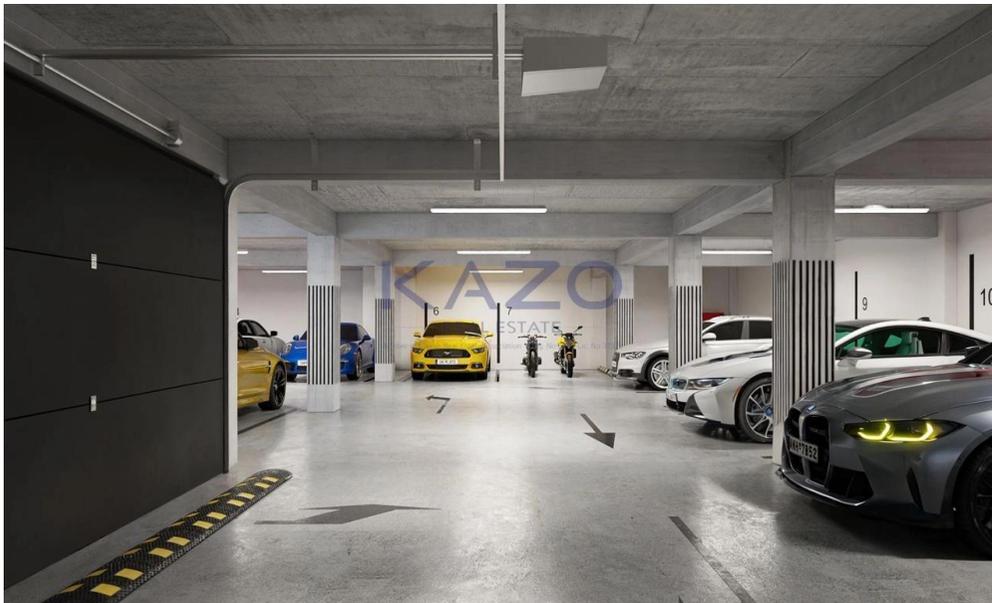








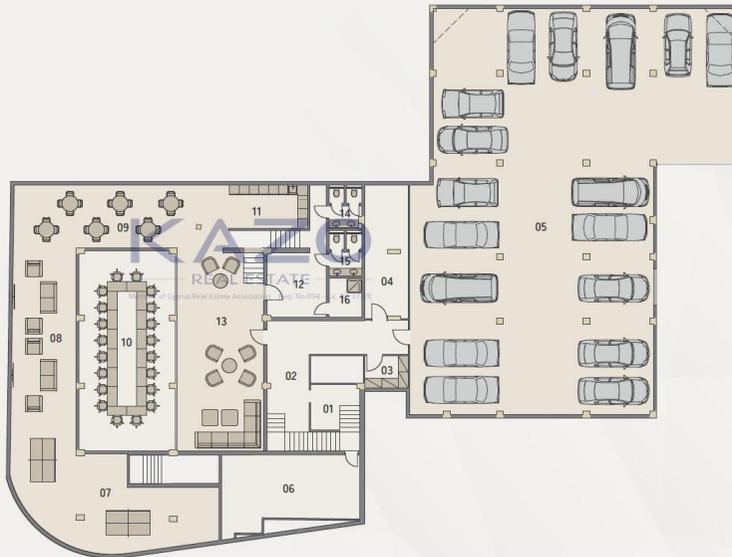






## ■ BASEMENT

01 Staircase	15,63 m <sup>2</sup>
02 Corridor	30,71 m <sup>2</sup>
03 Server room	5,32 m <sup>2</sup>
04 Storage/multipurpose room	22,14 m <sup>2</sup>
05 Parking	417,21 m <sup>2</sup>
06 Storage/multipurpose room	36,64 m <sup>2</sup>
07 Table tennis area	68,53 m <sup>2</sup>
08 Playstation area	41,51 m <sup>2</sup>
09 Dining area	52,75 m <sup>2</sup>
10 Board meeting room	74,15 m <sup>2</sup>
11 Kitchen	13,02 m <sup>2</sup>
12 Hall	19,72 m <sup>2</sup>
13 Chill out area	64,36 m <sup>2</sup>
14 Gents WC	4,70 m <sup>2</sup>
15 Ladies WC	5,12 m <sup>2</sup>
16 Janitor's closet	4,93 m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>876,44 m<sup>2</sup></b>
<b>TOTAL PARKING:</b>	<b>17</b>



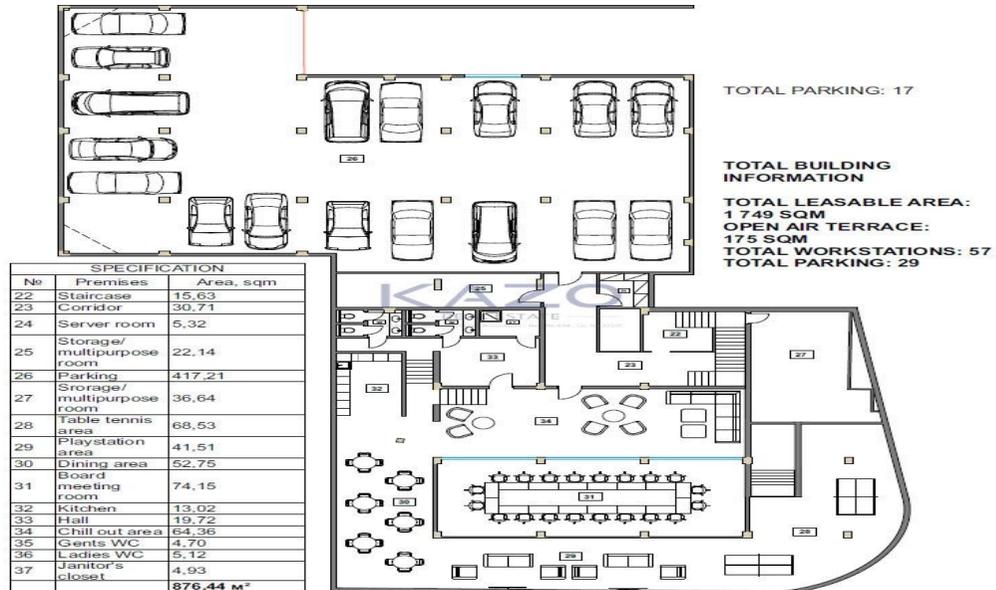
## ■ GROUND FLOOR

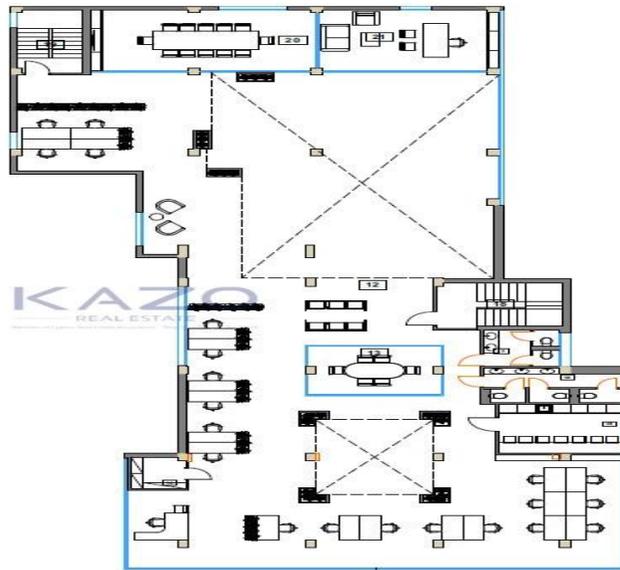
12 Open space	361,86 m <sup>2</sup>
13 Conference room 1	27,87 m <sup>2</sup>
14 Kitchenette	4,78 m <sup>2</sup>
15 Server room	2,91 m <sup>2</sup>
16 WC	2,16 m <sup>2</sup>
17 Staircase 1	12,05 m <sup>2</sup>
18 Conference room 2	15,68 m <sup>2</sup>
19 Conference room 3	6,31 m <sup>2</sup>
20 Private office 1	23,00 m <sup>2</sup>
21 Private office 2	25,33 m <sup>2</sup>
22 Staircase 2	8,90 m <sup>2</sup>
23 Open air terrace	175,00 m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>665,85 m<sup>2</sup></b>
<b>TOTAL WORKSTATIONS:</b>	<b>34</b>
<b>TOTAL PARKING:</b>	<b>12</b>



## ■ FLOOR 1

24 Open Space	252,25 m <sup>2</sup>
25 Conference room 1	13,71 m <sup>2</sup>
26 Server room	3,72 m <sup>2</sup>
27 Kitchen	13,37 m <sup>2</sup>
28 WC_Ladies	8,97 m <sup>2</sup>
29 WC_Gents	5,63 m <sup>2</sup>
30 Staircase 1	12,05 m <sup>2</sup>
31 Staircase 2	8,90 m <sup>2</sup>
32 Conference room 2	29,58 m <sup>2</sup>
33 CEO Office	23,65 m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>371,83 m<sup>2</sup></b>
<b>TOTAL WORKSTATIONS:</b>	<b>23</b>





SPECIFICATION		
No	Premises	Area, sqm
12	Open Space	252,25
13	Conference room 1	13,71
14	Server room	3,72
15	Kitchen	13,37
16	WC Ladies	8,97
17	WC Gents	5,63
18	Staircase 1	12,05
19	Staircase 2	8,90
20	Conference room 2	29,58
21	CEO Office	23,65
		<b>371,83 m<sup>2</sup></b>

TOTAL WORKSTATIONS: 23