

1354m² 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
Property type
Condition
View

29421
Building
Brand New
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 | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €5 908.00/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

€8 000 000 on Jan 16, 2026





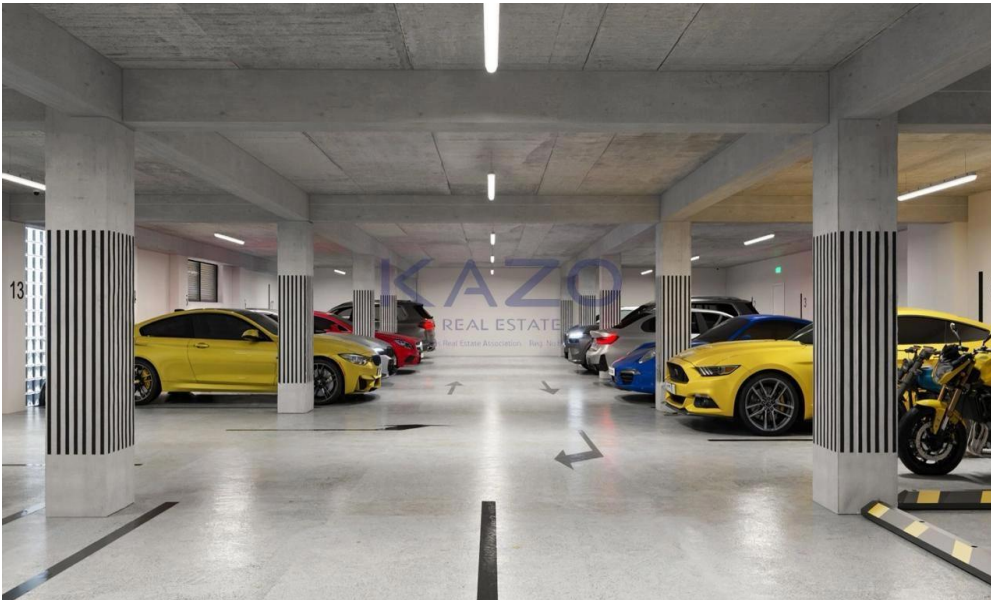






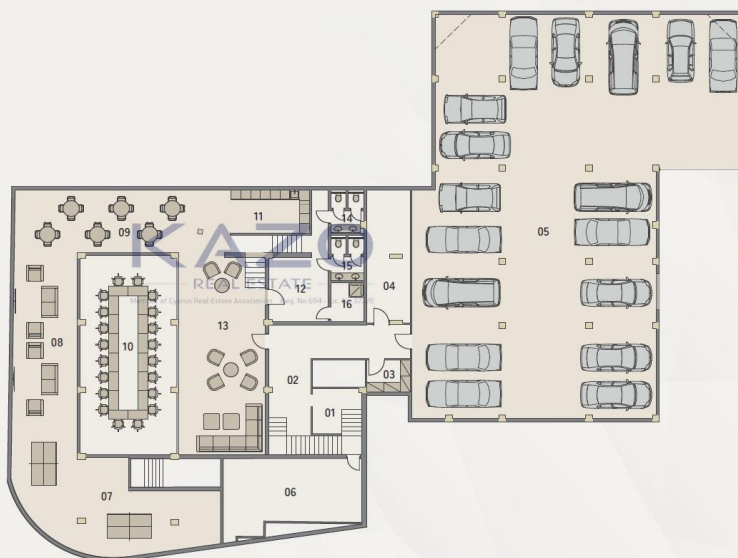






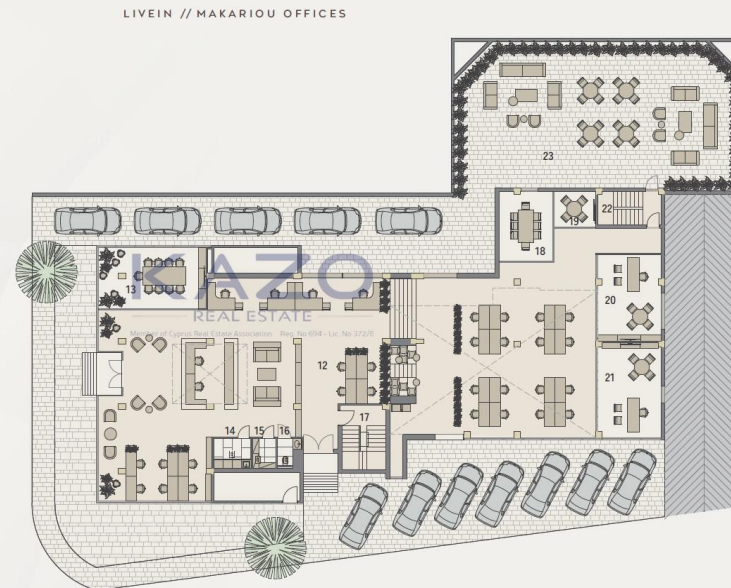
■ BASEMENT

| | |
|------------------------------|-----------------------------|
| 01 Staircase | 15,63 m ² |
| 02 Corridor | 30,71 m ² |
| 03 Server room | 5,32 m ² |
| 04 Storage/multipurpose room | 22,14 m ² |
| 05 Parking | 417,21 m ² |
| 06 Storage/multipurpose room | 36,64 m ² |
| 07 Table tennis area | 68,53 m ² |
| 08 Playstation area | 41,51 m ² |
| 09 Dining area | 52,75 m ² |
| 10 Board meeting room | 74,15 m ² |
| 11 Kitchen | 13,02 m ² |
| 12 Hall | 19,72 m ² |
| 13 Chill out area | 64,36 m ² |
| 14 Gents WC | 4,70 m ² |
| 15 Ladies WC | 5,12 m ² |
| 16 Janitor's closet | 4,93 m ² |
| TOTAL AREA: | 876,44 m² |
| TOTAL PARKING: | 17 |



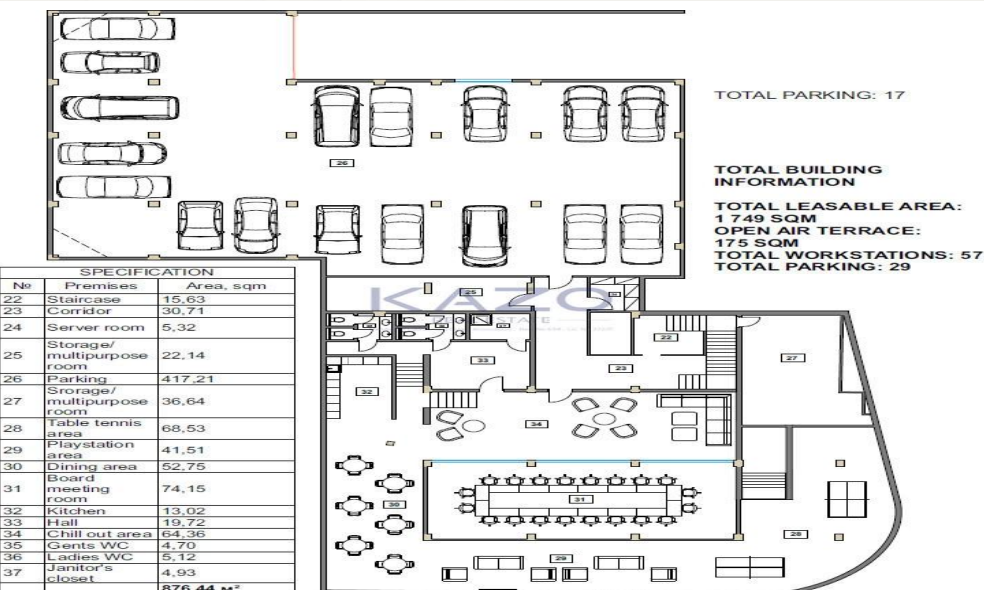
■ GROUND FLOOR

| | |
|----------------------------|-----------------------------|
| 12 Open space | 361,86 m ² |
| 13 Conference room 1 | 27,87 m ² |
| 14 Kitchenette | 4,78 m ² |
| 15 Server room | 2,91 m ² |
| 16 WC | 2,16 m ² |
| 17 Staircase 1 | 12,05 m ² |
| 18 Conference room 2 | 15,68 m ² |
| 19 Conference room 3 | 6,31 m ² |
| 20 Private office 1 | 23,00 m ² |
| 21 Private office 2 | 25,33 m ² |
| 22 Staircase 2 | 8,90 m ² |
| 23 Open air terrace | 175,00 m ² |
| TOTAL AREA: | 665,85 m² |
| TOTAL WORKSTATIONS: | 34 |
| TOTAL PARKING: | 12 |



■ FLOOR 1

| | |
|----------------------------|-----------------------------|
| 24 Open Space | 252,25 m ² |
| 25 Conference room 1 | 13,71 m ² |
| 26 Server room | 3,72 m ² |
| 27 Kitchen | 13,37 m ² |
| 28 WC_Ladies | 8,97 m ² |
| 29 WC_Gents | 5,63 m ² |
| 30 Staircase 1 | 12,05 m ² |
| 31 Staircase 2 | 8,90 m ² |
| 32 Conference room 2 | 29,58 m ² |
| 33 CEO Office | 23,65 m ² |
| TOTAL AREA: | 371,83 m² |
| TOTAL WORKSTATIONS: | 23 |



| 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 |
| | | 371,83 m² |

TOTAL WORKSTATIONS: 23

