

## 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

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

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

Parking

**Covered, Yes**

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	<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





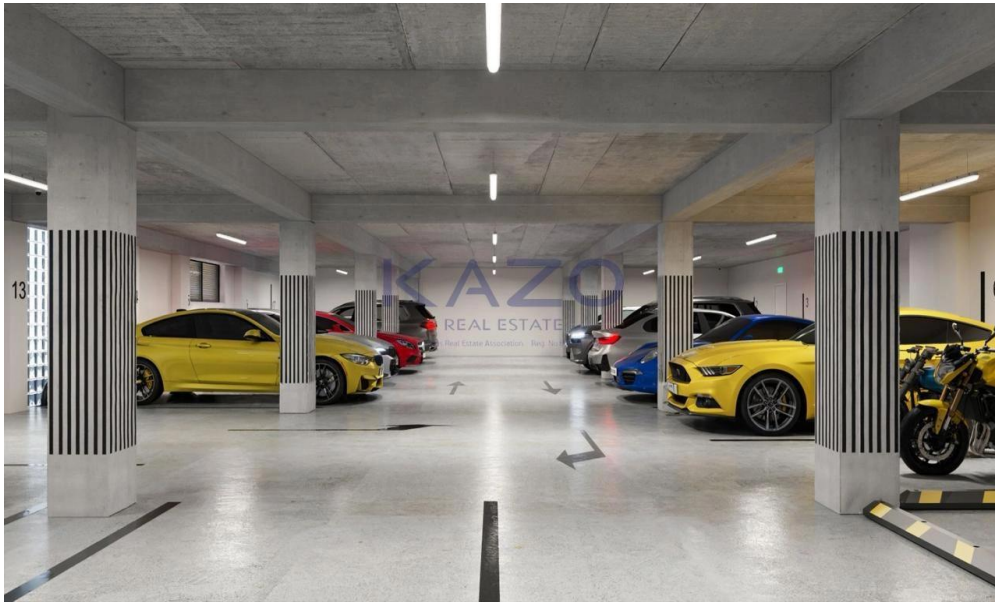






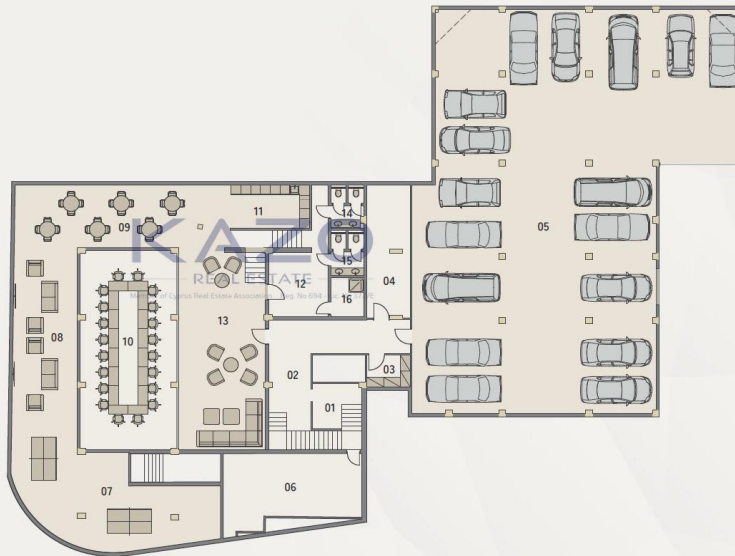






## ■ BASEMENT

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>

LIVEIN // MAKARIOU OFFICES



## ■ 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>



**TOTAL PARKING: 17**

**TOTAL BUILDING INFORMATION**

**TOTAL LEASABLE AREA: 1 749 SQM**

**OPEN AIR TERRACE: 175 SQM**

**TOTAL WORKSTATIONS: 57**

**TOTAL PARKING: 29**

SPECIFICATION		
No	Premises	Area, sqm
22	Staircase	15,63
23	Corridor	30,71
24	Server room	5,32
25	Storage/multipurpose room	22,14
26	Parking	417,21
27	Storage/multipurpose room	36,64
28	Table tennis area	68,53
29	Playstation area	41,51
30	Dining area	52,75
31	Board meeting room	74,15
32	Kitchen	13,02
33	Hall	19,72
34	Chill out area	64,36
35	Gents WC	4,70
36	Ladies WC	5,12
37	Janitor's closet	4,93
	<b>TOTAL AREA</b>	<b>876,44 m<sup>2</sup></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

