

1555m² Building for Sale in Limassol District

A premium opportunity to acquire an entire commercial building in one of Limassol's key business districts, offering strong investment fundamentals and long-term value. ✖

Strategically located on Spyrou Kyprianou Avenue, the property benefits from high visibility and consistent demand from both local and international companies. Designed to modern standards with a focus on quality and functionality, the building is well-positioned to attract high-caliber tenants and generate stable rental income.

With limited availability of commercial buildings in central Limassol, this asset presents excellent potential for capital appreciation and portfolio diversification.

Key Fea...

Property Info

Covered Area
Total Number of Floors

1555
4

Plot / Area Info

Additional info

Reference Number
Property type

12865
Building

Amenities

- Roof Garden

Location

Region: **Limassol**
Coordinates: **34.68964224 / 33.01739216**

Price: €5 500 000 + VAT

VAT for this property is **€970,723** 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	~€216 600.00	Common expenses	None
		Price per SQM	€3 537.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€5 500 000 on Apr 12, 2026





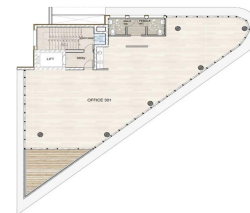
2ND FLOOR



4TH FLOOR



3RD FLOOR

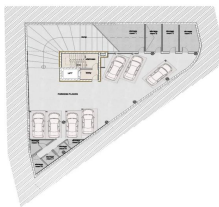


ROOF GARDEN

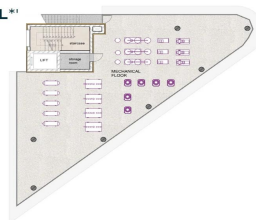


Architectural Plans

BASEMENT



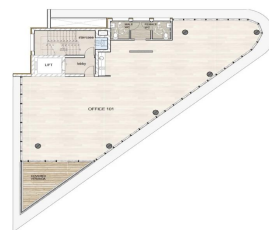
MECHANICAL**



GROUND FLOOR



1ST FLOOR



**1 available space for office, storage or a server