


3839m² Building for Sale in Limassol District

For sale is a modern commercial building currently under construction, offering a generous internal space of 3,839 m². This impressive property is located in the sought-after area of Agios Nicolaos, well known for its blend of convenience and scenic beauty. The building is set for completion in 2027 and promises exceptional energy efficiency with an A+ rating. 

Designed with both functionality and comfort in mind, the building includes a basement, central air conditioning system, elevator, and a gym. The east-facing orientation allows for ample natural light, and the panoramic views encompass the city, mountains, and the sea, creating an inspiring backdrop for any business.

Price: €14 500 000 + VAT

VAT for this property is **€2,675,682** or **€2,755,000**. 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 | €3 777.00/m² | | |

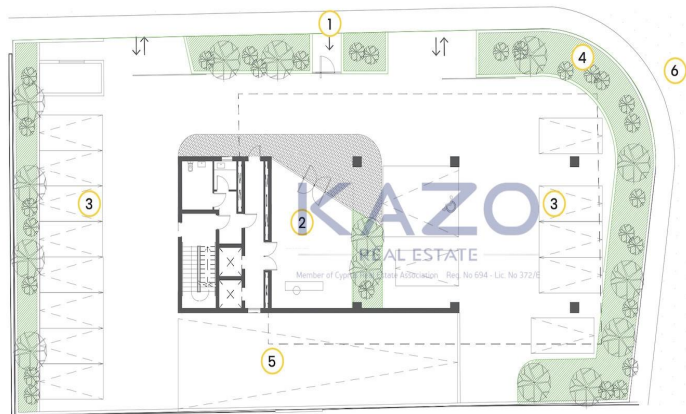
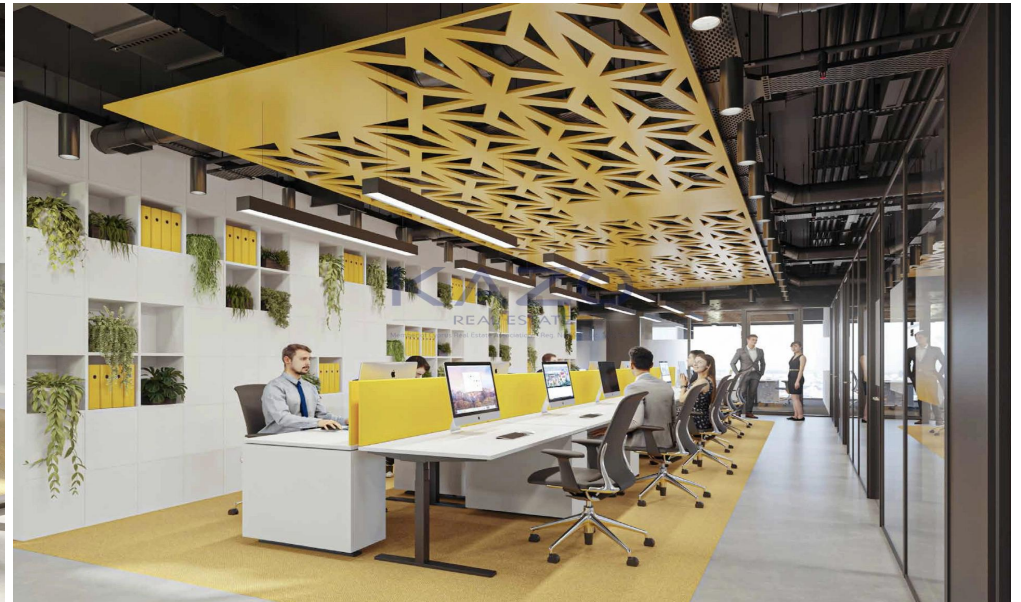
Representative: Kazo Real Estate

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

Price change history

€14 500 000 on May 8, 2026





- 1 ENTRANCE
- 2 LOBBY
- 3 PARKING AREA
- 4 GREEN AREA
- 5 BASEMENT RAMP
- 6 OMIROU STREET



| | |
|---------------------|--------------|
| Total Interior Area | 370 sqm |
| Covered Veranda | 28-42 sqm* |
| Total Covered Area | 398-412 sqm* |

* Depending on the floor
 * Optional design layout, flexible for custom-made to the company's operation needs.

SCHEDULE OF AREAS

| Level | Area | Total Interior Sqm | Covered Exterior Veranda Sqm | Others & Parking Sqm | Total Covered Area Sqm | Uncovered Veranda & Garden Sqm | Grand Total Area Sqm |
|-------------------|-----------------------|--------------------|------------------------------|----------------------|------------------------|--------------------------------|----------------------|
| Basement -1 | Parking & Ramb | 981 | - | - | 981 | - | 981 |
| | Circulation Areas | 43 | - | - | 43 | - | 43 |
| | Services & Storage | 50 | - | - | 50 | - | 50 |
| Ground | Lobby | 57 | - | 347 | 404 | 180 | 584 |
| | Circulation Areas | 68 | - | - | 68 | - | 68 |
| Mechanical | Mechanical Area & Gym | 216 | - | - | 216 | - | 216 |
| | Circulation Areas | 68 | - | - | 68 | - | 68 |
| 1st Floor Offices | Offices | 370 | 28 | - | 398 | - | 398 |
| | Circulation Areas | 63 | - | - | 63 | - | 63 |
| 2nd Floor Offices | Offices | 370 | 32 | - | 402 | - | 402 |
| | Circulation Areas | 63 | - | - | 63 | - | 63 |
| 3rd Floor Offices | Offices | 370 | 37 | - | 407 | - | 407 |
| | Circulation Areas | 63 | - | - | 63 | - | 63 |
| 4th Floor Offices | Offices | 370 | 42 | - | 412 | - | 412 |
| | Circulation Areas | 63 | - | - | 63 | - | 63 |
| Roof Garden | Roof Area | 81 | 57 | - | 138 | 222 | 360 |
| Total | - | 3296 | 196 | 347 | 3839 | 402 | 4241 |

SPECIFICATIONS

Building Structure

Reinforced concrete frame, comprising of raft foundation, columns, beams and slabs. Steel supplier will be of European origin - Steel B500C

The design on both ways will be in line with European anti-earthquake construction specification codes.

* Each office space is available to rent as an empty core.

Walls and Cladding

The exterior walls will be constructed out of 20cm reinforced concrete. The external surfaces will be clad with 4mm aluminium composite panels (ALUCOBOND or similar). 3 coats of normal plaster (25mm thickness) will be applied on the internal surface.

The interior walls in common areas will be constructed out of hollow insulated bricks LEDRA - Series LB20 and will have 3 coats of normal plaster (25mm thickness) and will be applied on both sides of the brick's surface. Before applying the plaster, a fiberglass plastic net is applied in order to control settlements and Cracks of the walls, at all the joints of concrete with brick-walls.

The interior walls in office areas will be made of 12.5mm gypsum-board system with MW metal studs. 50mm of rockwool insulation will be placed within the two layers of gypsum boards.

Insulation

Waterproofing of Basements will be achieved with 4mm Bitumen Membrane, placed between two layers of gross-beton under the foundations, and protected with 600 g/m² FONDALINE polyethylene sheet on basement walls.

Waterproofing of verandas will consist of Bitumen Membrane on the floor slab and Polyurethane insulation system under the floor tiles. Thermal insulation of exposed walls other than the cladding, will be STO Therm Classic System with 70mm Sto-EPS Board H30 and final render StoLT K1.0.

Internal Finishes Floors

Above the concrete slab of each internal area, light concrete screed S700 will be installed where the internal area will be paved by ceramics or marble. Grated concrete and anti-dust sealer will be installed in internal areas where there will be raised floor.

Marble paving in entrance and lift lobbies

Granite paving or terrazzo in staircase.

Ceramic tiles in toilets, verandas.

Raised floor in the offices: Panel W40 + Substructure TF3/SA High density (700 Kg/m³) chipboard core recycled and ecological, FSC certified mixed with thermosetting resin. Woven vinyl Finish

Roof

The thermal insulation of the roof will be made with XPS Slabs 80-100mm in thickness and it will be installed above the concrete slab of the roof.

The thermal insulation of the roof will be covered with a concrete layer of screed C15/20 and will have a minimum thickness of 5 cm.

Water insulation of the roof above the screed with Polyurethane insulation

system (Mariseal 270) topped with gravel.

Ceilings

Reception and elevator lobbies with gypsum-board suspended ceiling. Offices and toilet areas with gypsum-board suspended ceiling or exposed. Between office floors, 50mm of rockwool insulation will be placed in the false ceiling or raised floor cavity.

Curtain walls and windows

Aluminium systems by Muskita (MU 4200 structural step thermal) with double glazing tempered glasses (Ug value less than 1.3 W/m²K) for all the floors of offices. For the ground floor, tempered glass structure system.

All other windows will be operable - tilt and turn type (MU 2075 thermal series).

All aluminium parts will be powder coated with Interpon D2525 Structura by AkzoNobel with a colour approved by the Architect.

Paint work

Interior walls and ceilings: Three coats of emulsion (by Dulux or Sigma) and spatula on interior ceilings.

Exterior Walls: Three coats of emulsion (by Dulux or Sigma) of outdoor use.

Exterior Ceilings: Three coats of emulsion (by Dulux or Sigma) for outdoor use and spatula on exterior ceilings.

Wood surfaces: Lacquer paint will be applied on wood surfaces

Metal Surfaces: Oil paints (by Paramatti or Hammerite) will be applied in three coats (primer, undercoat and finish).

Wood-working

Doors

- Timber veneered or lacquered with glass doors to the staircase, complying with local fire regulations.

- Timber veneered or lacquered two-leaf doors to the offices, complying with local fire regulations.

- Timber veneered or lacquered internal doors

- All door hardware will be by European manufacturer and approved by the Architect.

Kitchens

- Timber veneered or lacquered based on the architectural drawings

- Countertops with Corian or synthetic stone

- All hardware will be of European standards (Hafele or Blum)

Roof Garden

All the offices have access to the roof terrace and the common facilities through the common staircase and elevator.

Facilities:

Gym

Car Parking

Car parking spaces on basement and ground level.

All necessary installations for ventilation and fire safety for underground parking spaces will be according to the fire department terms.

Electric barriers controlling the entrance and exit of cars.

The car parking floor will be UniPowy - Coat epoxy system (by Cizet) or similar.