

#10695

Whole Building of Office For Sale Limassol

📍 Agios Ioannis, Town Centre, Limassol

€5,300,000 +VAT





Overview

Specifications


Bathrooms

 10

Covered

 1099 m²

Type	Commercial Building
Toilets	10
Plot	400 m²
Uncovered veranda	58 m²

Basement	200 m²
Year of construction	2027
Energy efficiency rating	 A

Description

A rare opportunity to purchase a 5-floor commercial office building in the highly sought-after area of Ayios Ioannis, Central Limassol. With a total covered area of 1,099 m², this modern property is perfectly suited for corporate headquarters, clinics, or a multi-tenant investment.

Property Features:

- 5 floors of office space with flexible layouts
- Total covered area: 1,099 m²
- Ground-floor reception and lobby area
- Elevator access serving all levels
- Private parking on site for staff and visitors
- Modern construction with potential for customization
- Excellent location with easy access to Makarios Avenue, the seafront, and the highway

Investment Highlights:

- =Central Limassol location with high visibility
- Close to banks, government offices, shops, and amenities
- Strong rental demand for offices in this area
- Full ownership of a complete building — ideal long-term asset

Construction is expected to start Q4 of 2025 and its expected completion date is Q4 2027 .

Pavlos Paschali Real Estate Agency Ltd Reg No: 864 License No. 272/E

Additional information

Facilities

Aircondition, Provision

Elevator

Parking, Underground

Solar water heater

Features

Corner

Easy access to main roads

Kitchenette

Lobby

Main road

Near amenities

Near bus route

Reception

Veranda

Distances

Amenities

 100 m

Airport

 60 km

Sea

 800 m

Public transport

 100 m

Schools

 200 m