

**PRESTIGIOUS FIVE-STOREY GRADE A  
COMMERCIAL OFFICE BUILDING — PRIME  
CORPORATE INVESTMENT...**

5 300 000 €

<b>Property Code:</b>	7208
<b>Location:</b>	Limassol - CITY CENTER
<b>Number of floors:</b>	5
<b>Distance to the sea:</b>	1.08 km
<b>Status:</b>	Off Plan

<b>Type:</b>	Sale - Building
<b>Internal Area:</b>	809 m <sup>2</sup>
<b>Year of construction:</b>	2027
<b>Distance to airport:</b>	65 km
<b>VAT:</b>	+ VAT

**Property features:**

Elevator	Provision for Air-conditioning	Parking	Balcony
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**Description:**

A premium five-storey commercial office building is available for full acquisition, developed to the highest modern standards and positioned for corporate headquarters or strategic investment. The property offers generous open-plan office spaces with large private verandas, covered parking for each office unit, and future-ready infrastructure including provision for air conditioning, CCTV security systems, and energy-efficient engineering.

The development is designed with Class A energy performance, a professional reception area, and high-level thermal and acoustic insulation to support a quiet, private and efficient business environment. Completion is scheduled for the fourth quarter of 2027, offering forward-planning buyers a strong positioning opportunity in a highly active commercial market.

The available offices include the following specifications. Office 101 with 177 square meters of internal area and 45 square meters of covered veranda, total 222 square meters with three covered parking spaces. Office 201 with the same configuration at 177 square meters internal and 45 square meters covered veranda, total 222 square meters with three covered parking spaces. Office 301 also offers 177 square meters internal and 45 square meters covered veranda, total 222 square meters with three covered parking spaces. Office 401 offers 156 square meters of internal area with 34 square meters of covered veranda, 25 square meters of uncovered veranda, a 4 square meter store room, total 219 square meters with three covered parking spaces. Office 501 offers 122 square meters internal area with 34 square meters of covered veranda, 33 square meters of uncovered veranda, a 25 square meter store room, total 214 square meters with three covered parking spaces.

The entire building is offered as a full investment sale at the price of five million three hundred thousand euros.

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