



For Sale, Building, Office Building, Limassol, 1,552m²

Petrou Kai Pavlou

For Sale : € 10,100,000

Description

Income-generating seven-level commercial building comprising retail bank and office units, located in a high-demand, prime area of Apostoloi Petrou & Pavlou, in Limassol City Center. Location: Ideally situated on a prominent corner plot at the intersection of Arch. Makarios Avenue and Ioannou Polemi Street, located approximately 500m from the B8 motorway and 2.5km from the Limassol Marina, offering maximum corporate visibility. Property Highlights: • Total Covered Area: 2,794sq.m. • Plot Size: 1,552sq.m. • Total Units: One (1) flagship banking branch (covering the basement strong room, ground floor, and mezzanine) and 5 floors of dedicated office space. • Parking: Twenty one (21) parking spaces in total (18 secure basement spaces and 3 ground-floor spaces). Financial Performance: • Occupancy Rate: Partially let (The prime ground-floor retail sector, mezzanine, and strong room are fully tenanted by a major local banking institution, providing immediate rental income). Floor-by-Floor Breakdown: • Basement: Consists of 18 parking spaces and a secure 183 sq.m. bank strong room. • Ground Floor & Mezzanine: Enclosed ground floor of 685 sq.m. and mezzanine of 299 sq.m., featuring a banking reception, offices, kitchen, storage, ATMs, and toilets (fully tenanted). • 1st to 3rd Floors: Open-plan office spaces, server rooms, storage, kitchens, and toilets totaling 376 sq.m. per floor, with the 1st floor benefiting from a 124 sq.m. uncovered veranda (vacant). • 4th Floor: Expanded layout consisting of a large open-plan office setup totalling 541 sq.m. of internal area (vacant). • 5th Floor/Penthouse: Premium 301 sq.m. floor featuring a reception area, executive offices, conference rooms, and a file room, with exclusive access to 86 sq.m. of covered and 70 sq.m. of uncovered verandas (vacant). There is a separate title deed for this property. Energy Performance Category: C

Details

Property Type: **Building**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Office Building**
Kitchens: **2**

Construction Year: **1993**
Furnished: **Unfurnished**

WC Bathrooms: **3**
Floors Building: **5**

Area

Plot Area: **1,552m²**

Total Area: **2,794m²**



Gallery

