

For Sale, Building, Commercial Building, Limassol, Katholiki, 1,899m², 433m²

For Sale : **€ 6,000,000**

Description
For Sale Commercial Building in Katholiki, Limassol
Prime Investment Opportunity in Limassol Center
Located in the highly sought-after and central area of Katholiki, Limassol, this fantastic commercial building offers a highly practical and secure investment. It represents a solid, highly functional asset for an investor looking for a prestigious property with guaranteed returns right in one of the city's premier commercial neighborhoods with exceptional connectivity. Currently rented by the esteemed Cyprus University of Technology (TEPAK), it provides a steady and reliable 4.48% yield, making it a standout addition to any premium real estate portfolio.
Functional Layout & Corporate Conveniences
This building features a smart interior layout spanning multiple levels, designed specifically for maximum corporate productivity and absolute daily comfort. It easily handles the demands of a modern business environment with a spacious 128-square-meter ground-floor shop that offers outstanding street visibility. The upper levels house six magnificent office spaces tailored to various professional needs. One office features an expansive 282 square meters of internal area with a 32-square-meter covered veranda. Another office covers an impressive 328 square meters. Furthermore, three distinct office spaces each offer 311 square meters of internal luxury complemented by 17-square-meter covered verandas, providing a highly usable private outdoor space to relax. An additional 145-square-meter covered office completes the layout, ensuring excellent everyday practicality for all occupants.
Key Property Features
Property Type: Commercial Building (For Sale)
Current Status: Rented by TEPAK
Investment Yield: 4.48%
Shop Area: 128 sq.m.
Total Office Spaces: 6
Office 1: 282 sq.m. internal area + 32 sq.m. covered veranda
Office 2: 328 sq.m. covered area
Offices 3, 4, 5: 311 sq.m. internal area + 17 sq.m. covered veranda (each)
Office 6: 145 sq.m. covered area
Nearby Landmarks
Conveniently located for a vibrant and active urban routine, this building is exceptionally well-positioned based on its precise coordinates in the Katholiki area. Future owners and tenants will enjoy immediate access to retail services, cafes, and restaurants. Key nearby landmarks include the TEPAK Main Campus just 0.3 kilometers away, the bustling Anexartisias Street at 0.5 kilometers away, the lively Saripolou Square located 0.6 kilometers away, the historic Limassol Castle exactly 0.9 kilometers away, the scenic Molos Promenade at 1.0 kilometers away, and the spectacular Limassol Marina situated 1.2 kilometers away. Furthermore, the property's location provides highly efficient access to the Limassol city center and the highway.
Contact G&P Lazarou Estate Agents today at +357 25024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Building** | Status: **Available** | Website

Main Features

Property Subtype: **Commercial Building** | Construction Stage: **Resale** | Construction Year: **1983**

Area

Covered Area: **1,899m²** | Plot Area: **433m²**

Further Details

Water, Electricity