



#18093

Prime Commercial Plot with Approved Office Building Permit in the highly central and sought-after area of Katholiki, Limassol (18093)

Katholiki, Limassol

€1,500,000

FACADE

SPECIFICATIONS

- 1 Aluminium Barriers
- 2 Semi Structural Thermal Series Stopray double glazing glass 6mm plus 5mm
- 3 High Quality Alucobond profiles
- 4 Glass Railings

- Photovoltaic panels available on each floor
- Automation system available on each floor
- CCTV Monitoring

FINISHES, GENERAL STRUCTURE & PROVISIONS



Concrete Frame
Reinforced
Concrete Frame
with High Yield
Steel
Reinforcement



Brick
External Brick /
Drywalls



Anti-seismic
Anti-seismic
design
approved by
building
regulations



Energy Efficiency
Energy Efficiency
Class Rated A



False Ceilings
False Ceilings
on each floor



Floors
HPL Raised
Floors



Marble Flooring
Marble Flooring in
Reception Area



Kitchen
Cabinets
Laminate
Kitchen
Cabinets



Ceramic Tiles
Italian
Ceramic Tiles
in Common
Areas



Sanitary Items
German made
Sanitary Items



LED Down Lights
LED Down Lights
integrated in the
suspended
ceilings



Elevator
High Speed
Elevator 600kg /
8 persons
serving each
floor



Card Access
Magnetic Card
Access Control
System

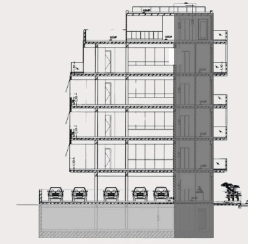
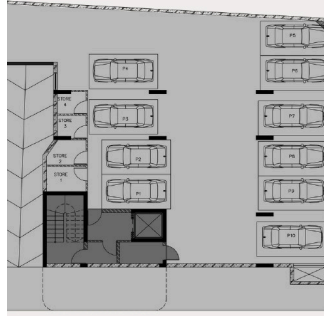


CCTV & Alarm
CCTV Cameras
& Alarm
Systems

BASEMENT

SPECIFICATIONS

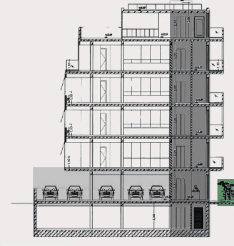
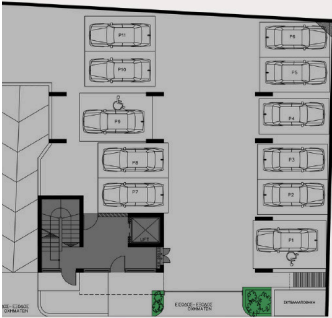
- Covered Area: 430 sqm
- Parking Spaces: 21 in total (underground & ground floor)



GROUND FLOOR

SPECIFICATIONS

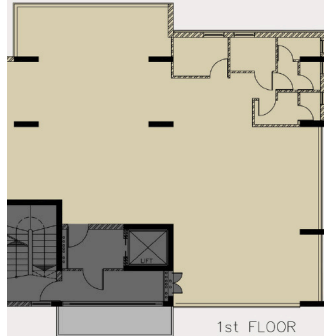
- Reception Covered Area: 25 sqm
- Total Area: 214 sqm (A, B, C floors)
- 186 sqm (D floor)
- Total Office Floor Area: 900 sqm



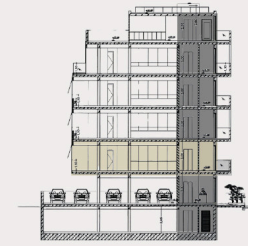
FIRST FLOOR OFFICES

SPECIFICATIONS

- Covered Veranda: 9 sqm
- Total Floor Area: 213 sqm



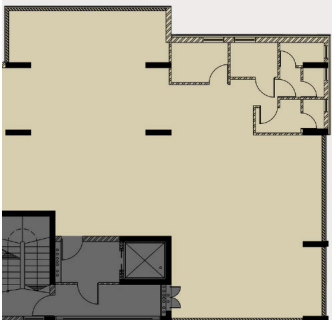
1st FLOOR



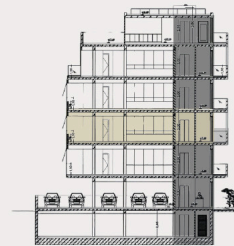
SECOND FLOOR OFFICES

SPECIFICATIONS

- Covered Veranda: 9 sqm
- Total Floor Area: 213 sqm



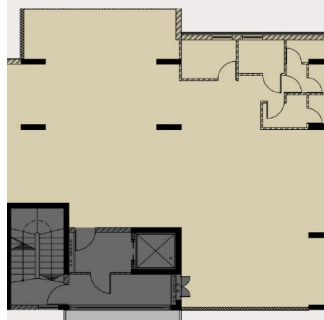
2nd FLOOR



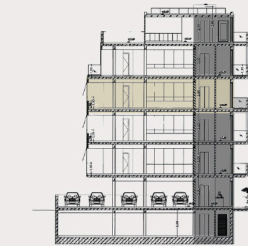
THIRD FLOOR OFFICES

SPECIFICATIONS

- Covered Veranda: 9 sqm
- Total Floor Area: 213 sqm



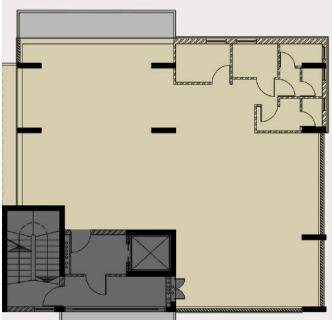
3rd FLOOR



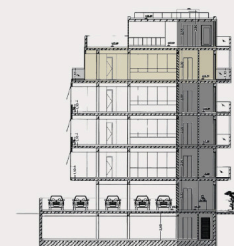
FOURTH FLOOR OFFICES

SPECIFICATIONS

- Covered Veranda: 9 sqm
- Total Floor Area: 186 sqm



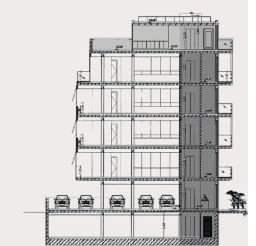
4th FLOOR



ROOF GARDEN

SPECIFICATIONS

- Solar Panels will be installed on the roof top



Overview

Specifications

Area

 519 m²

Type	Building Plot	Title deed	Yes
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Description

An outstanding opportunity to acquire a prime commercial plot with approved planning permit for a modern office building in the highly central area of Katholiki, Limassol.

? Price:

€1,500,000

? No VAT

? No Transfer Fees

The property has a total land area of 519 m² and falls within the Eβ4 Commercial Zone, offering high-density development potential with a 140% building coefficient, 50% coverage, and permission for up to 4 floors plus roof garden.

The plot benefits from registered road access and frontage, ensuring excellent accessibility and visibility in one of Limassol's most active business districts.

A key advantage of this property is the approved planning permit for a contemporary office building, designed with high specifications and modern architectural standards. The proposed development includes:

Total office areas of approximately 900 m²

4 floors of office spaces

Roof garden with photovoltaic system

Basement & ground floor parking (21 spaces in total)

Reception area on ground floor

Each office floor is designed to offer efficient, open-plan layouts, ideal for corporate use.

The building specifications include:



Additional information

Features

City view

Connected to electric mains

Easy access to highway

Easy access to main roads

Heart of city center

Investment opportunity

Near amenities

Near bus route

Prime land

Quiet area


Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
EB4	50%	140%	17 m	4	-

Contact us



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