

COMMERCIAL BUILDING  
IN AGIOS IOANNIS -  
1360M<sup>2</sup>

#2596

€9,000,000



Общая площадь: 2450m<sup>2</sup>



Статус: Off plan



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P R O P E R T Y F O R S A L E

# COMMERCIAL BUILDING IN AGIOS IOANNIS - 1360M<sup>2</sup>

## ОБЗОР



Limassol, Agios Ioannis



Commercial Building



2596

## ОПИСАНИЕ

Welcome to an exclusive opportunity to invest in a state-of-the-art office building located in the vibrant city of Limassol, Cyprus. This modern commercial project is designed to meet the needs of businesses seeking functionality, prestige, and a prime location.

### \*Prime Location:

Strategically situated in the thriving Agios Ioannis district, the building offers unparalleled accessibility to key commercial hubs and amenities in Limassol. Its central location, combined with easy highway access, ensures seamless connectivity to other important areas in Limassol and across Cyprus.

### \*Modern Office Spaces:

The building features six floors of thoughtfully designed office spaces suitable for businesses of all sizes. From open-plan offices to customizable layouts, this property provides the flexibility necessary for dynamic work environments. Each office includes:

- Floor-to-ceiling windows for abundant natural light and city views.
- High-efficiency cooling and heating systems for year-round comfort.
- Raised floors for seamless cable management and adaptability.
- Impressive modern common areas for clients and partners.

Total area:2.450m<sup>2</sup>

Balcony area:390m<sup>2</sup>

Net area:1.360m<sup>2</sup>

### \*Business-Ready Features

The building is equipped with innovative features that prioritize functionality and cater to modern business needs:

- Advanced Security: High-security entry systems, CCTV monitoring, and 24/7 building access control.
- Smart Building Technology: Energy-efficient lighting and HVAC systems, plus infrastructure for smart office solutions.
- Ample Parking: Dedicated underground and surface parking spaces.
- High-Speed Connectivity: Fiber-optic internet and dedicated IT infrastructure.
- Sustainability: Energy-efficient systems and sustainable materials for reduced operational costs.

### \*Investment Highlights:

- The building is designed to deliver exceptional returns for investors, with a projected rental



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yield exceeding 10% annually. With the increasing demand for premium office spaces in Limassol, this property offers significant long-term value.

-The commercial property market in Limassol is on a growth trajectory, with property values rising by at least 10% annually, ensuring a strong return on investment and capital appreciation.

Why Invest in Limassol's Commercial Market?

\*Tax Advantages:

-Corporate tax rate: 12.5%, one of the lowest in the EU.

-Reduced tax for developers: 2.5%.

-Dividend tax exemptions for qualifying non-residents.

\*Business Appeal:

-Strong demand for Grade A office spaces, driven by multinational corporations, fintech, and IT companies.

-A strategic position between Europe, the Middle East, and Africa.

-Ongoing infrastructure development, establishing Limassol as a global business hub.

\*Quality of Life:

Limassol offers a vibrant lifestyle, modern amenities, and a world-class marina, attracting leading global businesses and talent seeking an exceptional standard of living.

THIS COMMERCIAL BUILDING is the ideal investment opportunity for businesses and investors looking to capitalize on Cyprus's thriving commercial real estate market. Secure your place in Limassol's future today.



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