

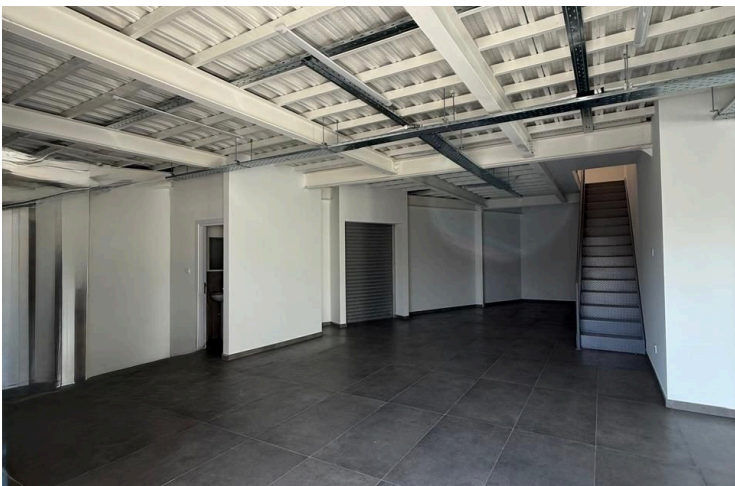
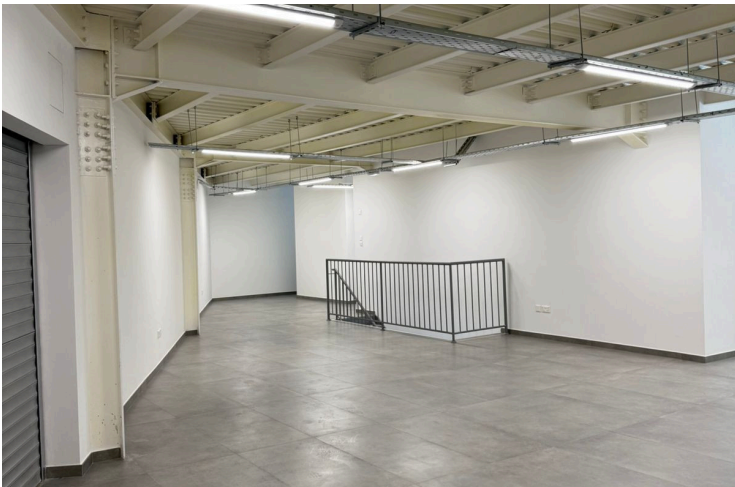
#1572

# Commercial Building for Sale – €3,500,000

 Kato Polemidia, Limassol

**€3,500,000**





# Overview

## Specifications

Covered

 **450 m<sup>2</sup>**

Type **Commercial Building**

Plot **1260 m<sup>2</sup>**

Mezzanine **100 m<sup>2</sup>**

Status **Resale**

## Description

Prime Investment Opportunity with Approved Expansion Plans

An exceptional commercial property set on a 1,260 m<sup>2</sup> plot, offering excellent visibility, flexible usage, and significant development potential. This is a rare opportunity to acquire a well-positioned commercial building with approved planning permission for substantial expansion.

Property Features

- Internal Area: 450 m<sup>2</sup>
- Mezzanine Level: 100 m<sup>2</sup>
- Total Plot Size: 1,260 m<sup>2</sup>
- Parking: Ample on-site parking
- Usage: Suitable for offices, retail, showroom, or mixed commercial activity

Approved Planning Permission & Expansion Potential

The property comes with approved planning permission to build additional floors, offering the opportunity to create extra office spaces and residential flats above the existing structure. This dramatically increases the potential future value and makes the property ideal for investors, developers, or companies seeking long-term growth.

Why This Property Stands Out

- Large plot with strong commercial zoning
- Modern structure with generous internal areas
- Fully approved plans for further development
- Ability to add multiple income-generating units (offices + residential)
- Excellent location with strong demand for both commercial and residential use

# Additional information

## Facilities

Aircondition, Central system

Parking, Uncovered

## Distances

Amenities

 200 m

Airport

 36 km

Sea

 5 km

Public transport

 200 m

Schools

 1 km

Resort

 3 km

## Contact us



**Pavlos Konialis**

 [pavlos@totalviewhomes.com](mailto:pavlos@totalviewhomes.com)