



Reference 8033

Commercial Building near Limassol District Court in Agios Nicolaos

€4,000,000

Agios Nikolaos, Limassol

6 Bathrooms | 800 m² Covered

Description

Situated in the heart of Limassol's established business district of Agios Nicolaos, this commercial building offers a prime and convenient location just a short walk from the District Court and the seafront, with easy access to the city centre and main roads.

Property Overview:

- Total covered area: 800 m²
- Ground floor: 180 m² plus 30 m² mezzanine
- Two upper floors: 300 m² each (total 600 m²)
- Roof garden: 60 m², suitable for events or staff breakout area
- Plot size: 578 m²

Features & Amenities:

- VRV climate control system
- Raised floors and high-speed fibre optic internet

Plot	578 m ²
Roof garden	60 m ²
Parking spaces	8
Energy efficiency rating	B
Year of construction	2008
Status	Resale



- Fully furnished and equipped, ready for immediate use
- Plug-and-play solution suitable for legal, IT, financial or corporate offices
- Kitchenette on each floor
- 2 W/Cs on each floor
- 14 covered parking spaces (front and rear)
- Additional public parking available nearby

Key Location Highlights:

- Central location in Agios Nicolaos
- Walking distance to Limassol District Court
- Walking distance to the sea
- Close to banks, offices, restaurants, cafés and everyday amenities
- Easy access to main roads and public transport

Investment Potential:

- Ideal for legal, corporate, financial or professional use
- Suitable for owner-occupiers or investors
- Located in a high-demand business area with strong rental potential



Facilities

✓ Aircondition · Central system ✓ Heating · Central ✓ Parking · Covered ✓ Elevator

Features

✓ Reception ✓ Kitchenette ✓ Alarm system ✓ Secure door ✓ Excellent condition
✓ Internet ✓ Double glazing ✓ Near public transport ✓ CCTV ✓ Heart of city center
✓ Easy access to main roads ✓ Easy access to highway ✓ Raised floors
✓ Entrance gate, automated ✓ Near bus route ✓ Near amenities ✓ Internal stairs
✓ Closed offices ✓ Structured cabling/wiring ✓ Glass partitions ✓ Fiber optics
✓ Furnished office ✓ Wireless internet ✓ Conference hall ✓ Business facilities ✓ Veranda
✓ City view

Gallery















