

## 94m<sup>2</sup> Office for Sale in Limassol - Marina

Office building represents a unique blend of downtown working and living. Located at the hub of a vibrant city, project maintains a sense of privacy  that is hard to find in much of today's Limassol. The ultra-modern building sits comfortably where Limassol's cultural heart and 21st-century business centre meet, and is next to the municipal park. Just 400m away is a shimmering beach, and every attraction the city has to offer – including fine dining, designer shopping and exciting nightlife – is within easy reach.

The offices are available on the 1st and 2nd floors.

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>94</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>10</b> |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>3848</b>               |
| Property type     | <b>Office</b>             |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |

### Amenities

| Location  | Region: Limassol   |
|-----------|--|
| • Parking | Location: Limassol - Marina<br>Coordinates: <b>34.675762694429 / 33.047538166511</b> |

## Price: €2 100 000 + VAT

VAT for this property is **€105,000** or **€399,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                                 |                 |             |
|-----|-----------------|--------------------|---------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                     | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€22 340.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€805 000 on Dec 14, 2023

€2 100 000 on Nov 22, 2025



