

## 108m<sup>2</sup> Office for Sale in Limassol - Marina

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. This imposing multi-level structure, designed by renowned architects, has been thoughtfully orientated so that office and retail space is maximised and apartments capture views across the evergreen treetops of the neighbouring parkland, and of the sea. At night, the structure is highlighted by subtle yet dramatic state-of-the-art LED lighting.

First Floor: Two se...

| Property Info          |                       | Plot / Area Info |                     | Additional info   |                           |
|------------------------|-----------------------|------------------|---------------------|-------------------|---------------------------|
| Covered Area           | <b>108</b>            |                  |                     |                   |                           |
| Floor Number           | <b>4</b>              |                  |                     | Reference Number  | <b>3849</b>               |
| Total Number of Floors | <b>10</b>             | Parking          | <b>Covered, Yes</b> | Property type     | <b>Office</b>             |
| Energy Efficiency      | <b>A</b>              |                  |                     | Condition         | <b>Under Construction</b> |
| Air Conditioning       | <b>All rooms, Yes</b> |                  |                     | Construction Year | <b>2026</b>               |

| Amenities | Location  | Region: Limassol |
|-----------|---|------------------|
| • Parking | <b>Location:</b> Limassol - Marina<br>Coordinates: <b>34.673629485137 / 33.045055054585</b> |                  |

## Price: €2 250 000 + VAT

VAT for this property is **€112,500** or **€427,500**. 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>€20 833.00/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

€980 000 on Dec 14, 2023

€2 250 000 on Nov 22, 2025



