

## 800m<sup>2</sup> Building for Sale in Limassol - Agios Nicolaos

Reference ID: #SA33523Price details: €4,000,000Two storey building plus ground floor located in close proximity to Agios Nikolaos roundabout, walking distance to the District Court of Limassol and the seafront. Total area is 800sqm: Ground floor 180sqm, Mezzanine 30sqm, each floor apprx 300sqm, roof garden 60 sqm. All offices have VRV system, raised floors, wifi optical fibre cable internet and structural cabling. Office is furnished. Parking spaces available. On holding company. No transfer fees.



Property Info		Plot / Area Info	Additional info	Additional info	
Covered Area	800	Diet area <b>57</b>	Reference Number	SA33523	
Total Number of Floors	3	Plot area 57	Property type	Building	
Energy Efficiency	N/A	Parking <b>Ye</b>	Condition	<b>Brand New</b>	

Amenities Location

• Storage room

Location: Limassol - Agios Nicolaos

Region: Limassol

Coordinates: 34.688191493206 / 33.054733383164



Price: €4 000 000 + VAT

VAT for this property is €655,000 or €760,000. 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	Excluded	Title transfer fee	None		None
		Price per SOM	€5 000.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

## **Price change history**

€4 500 000 on Feb 20, 2024

€4 000 000 on Feb 23, 2024

€3 950 000 on May 23, 2024

€3 500 000 on Oct 11, 2024

€4 000 000 on Mar 16, 2025











