


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

Reference ID: #SA33523 Price details: €4,000,000 Two 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 approx 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

Covered Area	<b>800</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>578</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA33523</b>
Property type	<b>Building</b>
Condition	<b>Brand New</b>

### Amenities

- Storage room

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m²</b>		

## Representative: Smart Assets

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





