


## 1440m<sup>2</sup> Building for Sale in Limassol - Agios Nicolaos

Located in the heart of Limassol's most vibrant and rapidly growing urban zone, this brand-new commercial building is an exceptional investment opportunity. Situated in the prestigious Saint Nicolas Area, just a 2-minute walk from Limassol Courts and close to all major governmental and municipal offices, this property is ideal for law firms, accounting and consultancy firms, real estate agencies, construction companies, or any business looking to establish a presence in one of Limassol's most coveted locations. 

### Key Features:

7 Floors of Modern, Elegant Architecture

Total Covered Areas: 1,440 m<sup>2</sup>

Office Space: 1,025 m<sup>2</sup>

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### Property Info

Covered Area	<b>1440</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>477</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>B-121562</b>
Property type	<b>Building</b>
Condition	<b>Brand New</b>
View	<b>City view</b>

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Nicolaos      Region: **Limassol**  
**Coordinates:** **34.69353231 / 33.05751794**

## Price: €8 550 000 + VAT

VAT for this property is **€1,499,813** or **€1,624,500**. 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>€5 938.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€6 000 000 on Sep 4, 2023  
 €8 550 000 on Nov 18, 2025

