

1440m² 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. Nestled in the prestigious Saint Nicolas Area, just a 2-minute walk from Limassol Courts and close to all major governmental and municipal offices, it is a prime location for law firms, accounting and consultancy firms, real estate agencies, and construction companies.



□ Key Features:

7 Floors of modern, elegant architecture

Total Covered Areas: 1,440 m²

Office Space: 1,025 m²

Roof Garden: 180 m²

Pilotis (Ground-level covered space): 130 m²

Mechanical Use Areas: 90 m²

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Property Info

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

Plot / Area Info

Plot area	477
Parking	Covered, Yes

Additional info

Reference Number	B-121562
Property type	Building
Condition	Brand New
View	City view

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€5 938.00/m²		

Representative: FOX

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Price change history

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

