

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. 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 m²

Office Space: 1,025 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

