

## 203m<sup>2</sup> Office for Sale in Agios Nikolaos, Limassol District

The ultra-modern building sits comfortably where Limassol's cultural heart and 21st-century business centre meet, and is next to the municipal park. Just 400m away is a shimmering beach, and every attraction the city has to offer – including fine dining, designer shopping and exciting nightlife – is within easy reach. This imposing multi-level structure, designed by renowned architects, has been thoughtfully orientated so that office and retail space is maximised and apartments capture views across the evergreen treetops of the neighbouring parkland, and of the sea. At night, the structure is highlighted by subtle yet dramatic state-of-the-art LED lighting.

First Floor: Two se...

### Property Info

### Plot / Area Info

Covered Area **203**

### Additional info

Reference Number	<b>19476</b>
Property type	<b>Office</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>

### Amenities

- Storage room

### Location

**Location:** Agios Nikolaos Region: **Limassol**

## Price: €2 000 000 + VAT

VAT for this property is **€173,103** or **€380,000**. 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>€9 852.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€805 000 on May 24, 2024  
 €2 000 000 on Sep 24, 2024





