

800m² Building for Sale in Limassol District

■ Location:



Situated in the heart of Limassol's bustling city center, in the high-demand business district of Agios Nicolaos.

- * Near the District Court of Limassol.
- * Walking distance to the sea.

■ Property Overview:

- * Total area: 800m² across three levels.
- * Ground floor: 180m² with an additional 30m² mezzanine.
- * Upper floors: 300m² each, total of 600m².
- * Roof garden: 60m², perfect for events or a breakout area.
- * Plot size: 578m².
- * Features & Amenities:
- * VRV system for climate control.
- * Raised floors and high-speed optical fibre cable internet.
- * Fully furnished and equipped offices, ...

Property Info

Covered Area	800
Furnishing	Furnished
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	578
Parking	Covered, Yes

Additional info

Reference Number	8033
Property type	Building
Condition	Pre-Owned
View	City view

Amenities

- Elevator

Location

Region: **Limassol**
Coordinates: **34.6881896 / 33.0546685**

Price: €3 500 000 + VAT

VAT for this property is **€573,125** or **€665,000**. 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	Excluded	Title transfer fee	~€136 600.00	Common expenses	None
		Price per SQM	€4 375.00/m²		

Representative: Kadis Estates

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Price change history

€4 000 000 on Oct 18, 2024
 €3 500 000 on Nov 13, 2024











