

800m² Building for Sale in Limassol District

Situated in the heart of Limassol's established business district of Agios Nicolaos, this commercial building offers a prime and convenient location just a short walk from the District Court and the seafront, with easy access to the city centre and main roads. 

Property Overview:

- Total covered area: 800 m²
- Ground floor: 180 m² plus 30 m² mezzanine
- Two upper floors: 300 m² each (total 600 m²)
- Roof garden: 60 m², suitable for events or staff breakout area
- Plot size: 578 m²

Features & Amenities:

- VRV climate control system
- Raised floors and high-speed fibre optic internet
- Fully furnishe...

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: €4 000 000 + VAT

VAT for this property is **€655,000** or **€760,000**. 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	~€156 600.00	Common expenses	None
		Price per SQM	€5 000.00/m²		

Representative: Kadis Estates

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A
Phone: +35722344842			

Price change history

€4 000 000 on Oct 18, 2024
 €3 500 000 on Nov 13, 2024
 €4 000 000 on Feb 18, 2026











