


## 800m<sup>2</sup> 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 m<sup>2</sup>
- Ground floor: 180 m<sup>2</sup> plus 30 m<sup>2</sup> mezzanine
- Two upper floors: 300 m<sup>2</sup> each (total 600 m<sup>2</sup>)
- Roof garden: 60 m<sup>2</sup>, suitable for events or staff breakout area
- Plot size: 578 m<sup>2</sup>

### Features & Amenities:

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

### Property Info

Covered Area	<b>800</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>578</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8033</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
View	<b>City view</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€156 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

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

