

## 1762m<sup>2</sup> Building for Sale in Limassol District

Business Center on Agios Fylaxeos – A Landmark Opportunity in Central Limassol



Located in the vibrant core of Limassol on Agios Fylaxeos Street, this premier commercial development stands as a dynamic hub for forward-thinking businesses and strategic investors. Delivered in a shell-and-core format, the project offers unmatched flexibility, allowing owners and tenants to craft bespoke interiors that align perfectly with their brand and operational needs.

Investment & Ownership Options:

? Entire Building – An exceptional acquisition for seasoned investors seeking a high-profile asset

? Individual Floors – Perfect for expanding or relocating businesses wan...

### Property Info

Covered Area **1762**  
Furnishing **Unfurnished**

### Plot / Area Info

Plot area **527**  
Parking **Covered, Yes**

### Additional info

Reference Number **27729**  
Property type **Building**  
Condition **Brand New**  
View **City view**

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.694458 / 33.034275**

## Price: €7 000 000 + VAT

VAT for this property is **€1,246,572** or **€1,330,000**. 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>€3 973.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€6 000 000 on Dec 31, 2024  
 €7 000 000 on Nov 18, 2025







