

## 66m<sup>2</sup> Building for Sale in Larnaca - Agios Nikolaos, Limassol District

This is a fully commercial building, blending perfectly office and shop spaces in the heart of Limassol. 

The structure of it has an impressive modern and elegant style offering a convenient planning solution with high-quality finish. The building is equipped with an underground parking which can be accessed through an electrical platform ensuring thus the privacy of your parking space.

The building consists of 4 floors and a basement.

The ground floor includes a lobby and a two-level retail space that are ideal for a showroom,  
on the second, third and fourth floor there you can find the elegant office spaces with a roof garden that enjoys ample of city views.

## Price: €3 000 000 + VAT

VAT for this property is **€150,000** or **€570,000**. 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>~€116 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€45 455.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€2 500 000 on Sep 24, 2023  
 €2 750 000 on Sep 27, 2025  
 €3 000 000 on Dec 9, 2025

