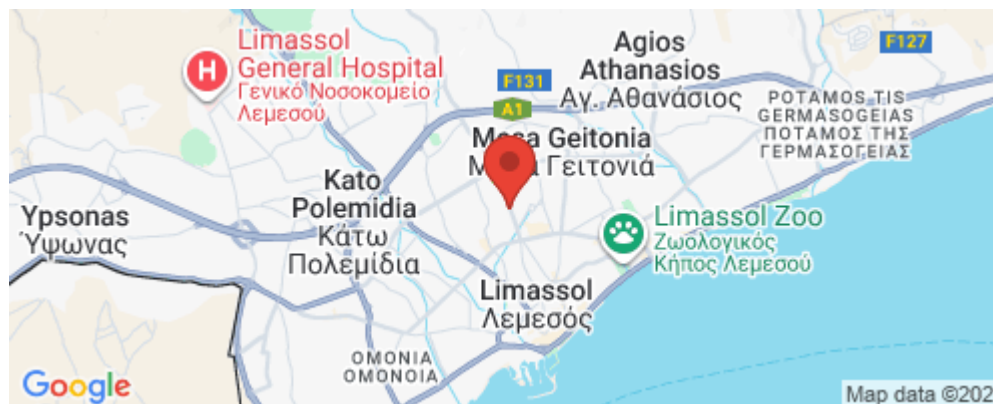


## 2154m<sup>2</sup> Building for Sale in Limassol - Agios Nektarios

Discover a modern and highly desirable office space. This innovative mixed-use development, offers a unique investment opportunity, designed to blend seamlessly into surroundings and provide a prime working environment. A premium business center of 9 spacious floors, including a stunning roof garden with breathtaking views over the very heart of Limassol city. Premium Class "A" business center combining functionality and ergonomics, in one of the vibrant and cosmopolitan area of the Limassol city - Ag. Filaxeos...



### Property Info

Covered Area	<b>2154</b>
Total Number of Floors	<b>9</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1062</b>
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### Additional info

Reference Number	<b>4021</b>
Property type	<b>Building</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>

### Amenities

### Location

**Location:** Limassol - Agios Nektarios  
**Coordinates:** **34.691179539666 / 33.035440275251**

Region: **Limassol**

**Price: €11 000 000 + VAT**

VAT for this property is **€1,982,758** or **€2,090,000**. 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>€5 107.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: +35795129336, +35799409010			

**Price change history**

€11 000 000 on Sep 24, 2023





