

## 1400m<sup>2</sup> Building for Sale in Larnaca - Agios Nikolaos, Limassol District

Premium Business Centre in Saint Nicolas – Modern Offices in Limassol



Located in the heart of Limassol’s Saint Nicolas area, this business centre represents a prime address for companies seeking prestige, accessibility, and functionality. Set within a vibrant and fast-growing city, it offers a professional environment that blends modern design with strategic convenience.

### Design & Architecture

The building features a sleek, contemporary façade with elegant architectural lines that reflect its corporate identity. Designed with functionality in mind, each office floor is laid out to maximize efficiency and comfort, creating workspaces that are both ergonomic and in...

### Property Info

Covered Area	<b>1400</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>4254</b>
Property type	<b>Building</b>
Condition	<b>Brand New</b>
Construction Year	<b>2023</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Limassol**  
**Coordinates:** **34.687715086824 / 33.054938612269**

## Price: €8 550 000 + VAT

VAT for this property is **€1,496,250** or **€1,624,500**. 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>€6 107.00/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:	<b>+35795129336, +35799409010</b>		

## Price change history

€6 000 000 on Sep 24, 2023

€8 550 000 on Oct 16, 2024

