

1400m² 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

Plot / Area Info

Additional info

Covered Area	1400			Reference Number	4254
Total Number of Floors	5			Property type	Building
Energy Efficiency	A	Parking	Covered, Yes	Condition	Brand New
Air Conditioning	All rooms, Yes			Construction Year	2023

Amenities

Location

- Parking

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€6 107.00/m²		

Representative: MySpace

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Price change history

€6 000 000 on Sep 24, 2023

€8 550 000 on Oct 16, 2024

