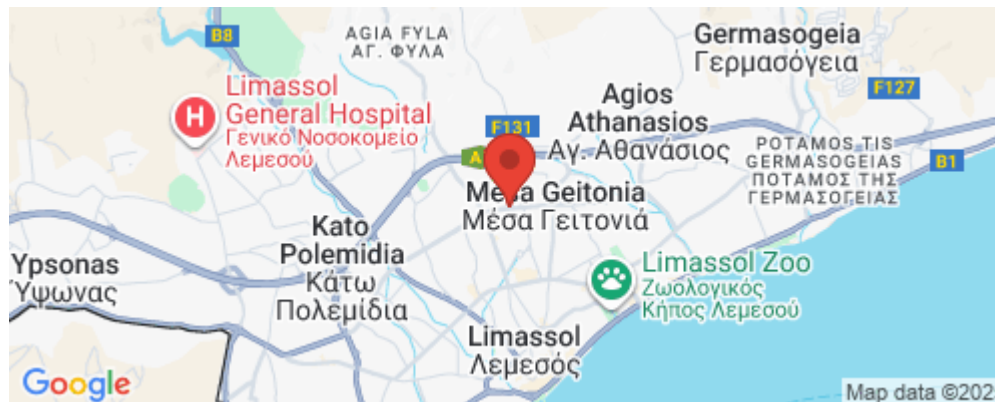


## 436m<sup>2</sup> Office for Sale in Limassol - Kapsalos

Reference ID: #SA36272 Price details: €5,545,575 +VATA unique, modern landmark on Spyrou Kyprianou Avenue in Limassol's central business district. Its curved design blends style with functionality and features 18 premium offices across 8 floors. The top floor offers a gourmet restaurant with sweeping views, and a high-end gym just above the mezzanine. Built with the finest materials, project combines business quality with luxury, making it ideal for modern offices or as a prime investment opportunity. Available for sale two offices on the ground floor of the building. Covered area: 436-469 sq.m. Delivery date: May 2028 Prices: €5,545,575-€5,875,537 PLUS V.A.T



### Property Info

### Plot / Area Info

Covered Area **436**  
Total Number of Floors **6**

### Additional info

Reference Number **SA36272**  
Property type **Office**  
Condition **Under Construction**

### Amenities

### Location

**Location:** Limassol - Kapsalos  
**Coordinates:** **34.697958005499 / 33.037545535351**

Region: **Limassol**

## Price: €5 545 575 + VAT

VAT for this property is **€786,556** or **€1,053,659**. 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>€12 719.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€5 545 575 on Mar 29, 2025





