

8500m² Building for Sale in Limassol District

Modern office building offering an exceptional environment for work creativity. Designed in the modern open space style allowing for efficient use of all the available space customisable areas tailored to the specific requirements of each business project. Advantages Benefits of this business center Full functionality The building is fully equipped for productive work leisure sports featuring a Gym a cozy caf conference rooms a stylish lobby various sizes of presentable offices and a guarded 2 level parking facility. High quality infrastructure equipment Advanced systems sustainable design incorporating intelligent automation systems energy efficient designs and environmentally friendly m...

Property Info

Covered Area	8500
Total Number of Floors	11
Energy Efficiency	C

Plot / Area Info

Location

Region: **Limassol**

Additional info

Reference Number	VL46515
Property type	Building
Bathrooms	5+

Amenities

- Balcony

Price: €50 000 000 + VAT

VAT for this property is **€9,376,471** or **€9,500,000**. 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.

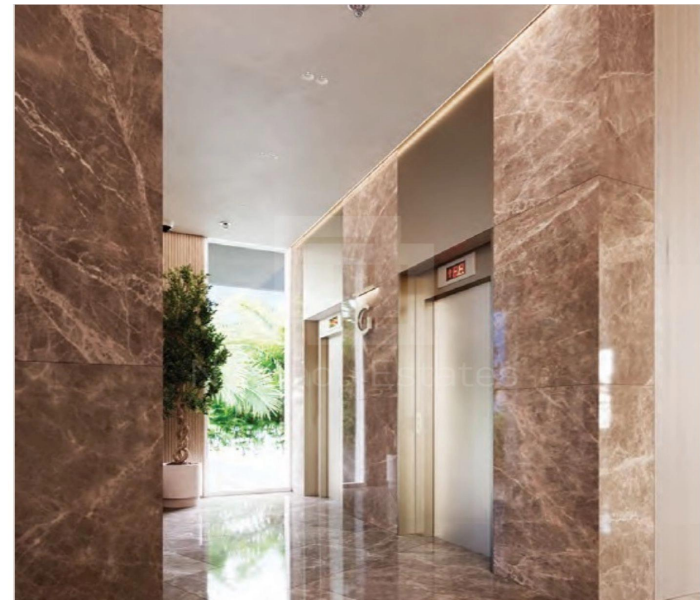
VAT	Excluded	Title transfer fee	~€1 996 600.00	Common expenses	None
		Price per SQM	€5 882.00/m²		

Representative: Nicolaou Estates

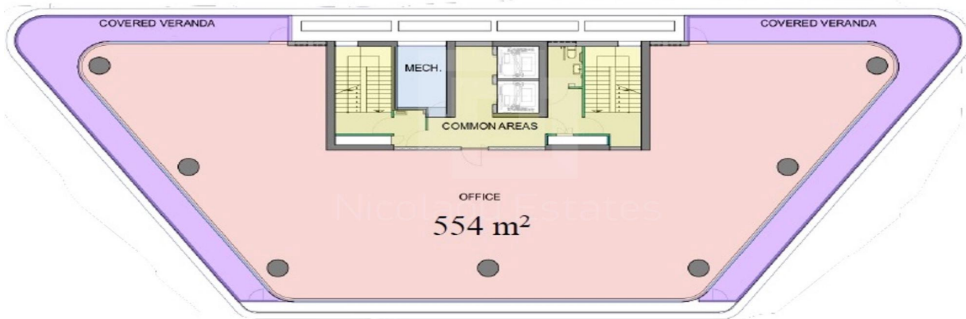
Registration number	693	Email	pnicolaou@nicolaouestates.com
License number	365/E	Legal name	Nicolaou Estates LTD
Phone:			

Price change history

€50 000 000 on Apr 9, 2025



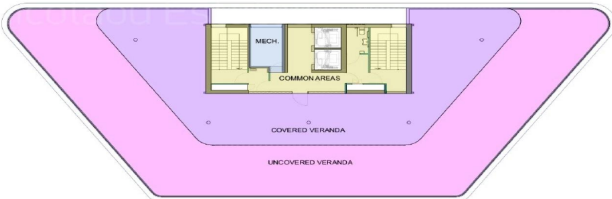
2nd Floor -6th FLOOR



7th FLOOR
+
ROOF GARDEN AREA



TOTAL USABLE AREA 1,125 m²



BASEMENT



Dimensions

Floor	Area	Covered Area	Uncovered Area	Lobby + Common Area	Mechanical	Total
Parking – Level 1	1362,00			126,00	106,00	
Parking – Level 2	1147,00			107,00	131,00	
Ground Floor Shop	196,00			203,00		399,00
Mezzanine Shop	79,71	327,00		105,30		512,01
Office – Level 1	481,62		85,00	83,38		650,00
Office – Level 2	481,62			83,38		565,00
Office – Level 3	481,62			83,38		565,00
Office – Level 4	481,62			83,38		565,00
Office – Level 5	481,62			83,38		565,00
Office – Level 6	481,62			83,38		565,00
Office – Level 7	481,62			83,38		565,00
Roof Garden		194,14	300,00	83,38		577,52
					Total	5528,53

*All dimensions are in m²