


## Building for Sale in Limassol - Neapolis

This semi-detached, two-storey commercial office building is located in a prime seafront position, offering direct pedestrian access from the coastal promenade and easy access to the city centre. The property is adjacent to a public municipal parking area and benefits from gated entry into the complex. 

### Key Features:

- ✓ Availability: 4 months from the date of transaction completion
- ✓ Property Type: Semi-detached, 2-storey commercial office building
- ✓ Total Internal Area: 1,072 m<sup>2</sup>
- ✓ Ground floor: 319.09
- ✓ Mezzanine: 373.88 m<sup>2</sup>
- ✓ First floor: 453.95
- ✓ Kitchenettes: 2 (Total 29.19 m<sup>2</sup>)
- ✓ Strong Rooms: 2 (Total 12.03 m<sup>2</sup>)

**Price: €4 700 000 + VAT**

VAT Title deed	<b>Excluded Has Title</b>	Title transfer fee Price per SQM	<b>~€184 600.00 N/A</b>	Common expenses	<b>None</b>
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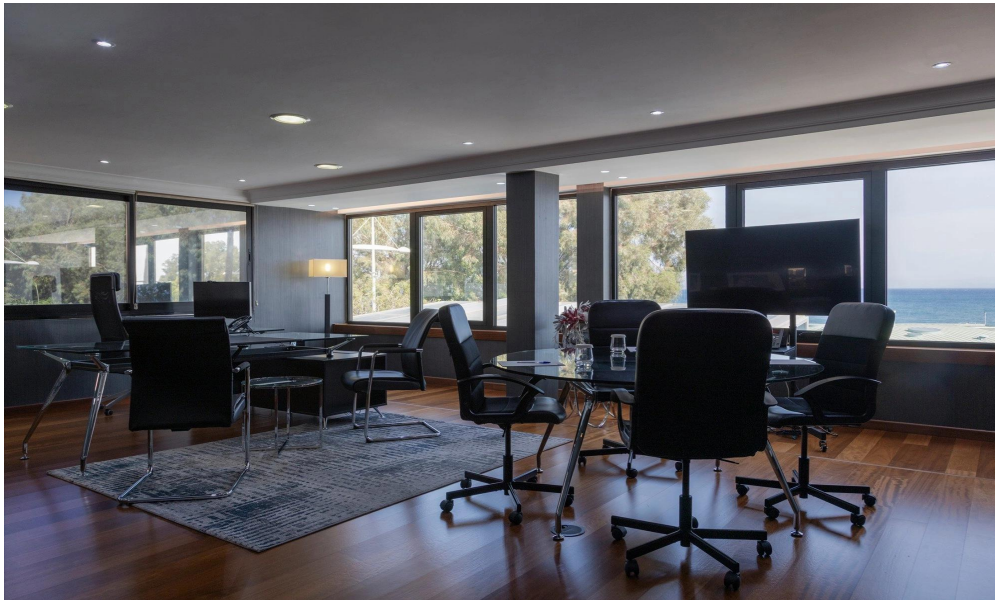
**Representative: RealDeal Estates**

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**Price change history**

€4 700 000 on Jun 6, 2025

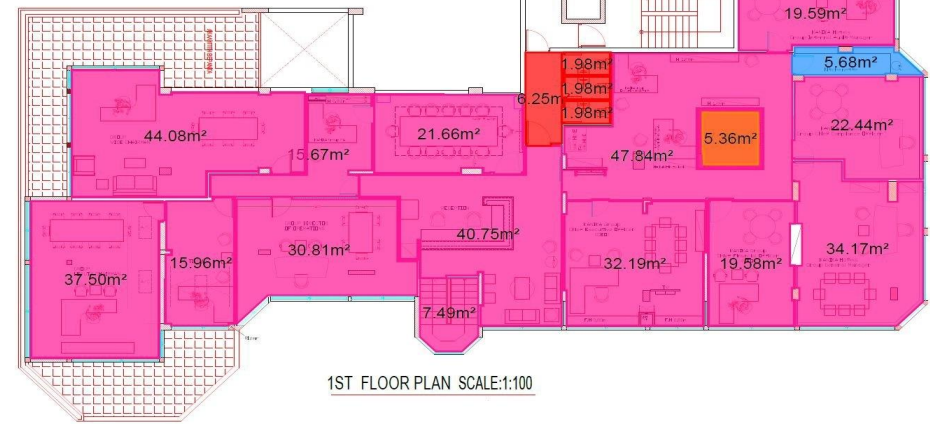








WCs	1st Floor	12.19 m <sup>2</sup>
Kitchens	1st Floor	5.68 m <sup>2</sup>
Strong Rooms	1st Floor	5.36 m <sup>2</sup>
Offices & Corridors	1st Floor	389.73 m <sup>2</sup>



WCs	Ground Floor	6.83 m <sup>2</sup>
Stores	Ground Floor	19.93 m <sup>2</sup>
Offices & Corridors	Ground Floor	262.59 m <sup>2</sup>



WCs	Mezzanine Floor	10.87 m <sup>2</sup>
Kitchens	Mezzanine Floor	23.51 m <sup>2</sup>
Strong Rooms	Mezzanine Floor	6.67 m <sup>2</sup>
Stores	Mezzanine Floor	7.64 m <sup>2</sup>
Offices & Corridors	Mezzanine Floor	289.77 m <sup>2</sup>

