

## 930m<sup>2</sup> Building for Sale in Larnaca - Agios Nikolaos, Limassol District

2-storey building plus ground floor, total area 930m<sup>2</sup> is in a great location, in a business part of a city and within walking distance from the District Court of Limassol. Ground floor 180 m<sup>2</sup>. Mezzanine 40 m<sup>2</sup>. The area of each floor is approximately 300 m<sup>2</sup>. The area of 1-2 floors together is 600 m<sup>2</sup>. Roof garden of 60 m<sup>2</sup>. All offices have a VRV system, raised floors, wifi optical fiber cable internet and structural cabling. The office is furnished. 12 Parking spaces + 3- additional spaces. Located in the area of Agios Nikolaos, within walking distance from the sea.

### Property Info

Covered Area **930**  
Floor Number **2**  
Energy Efficiency **B**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **237349**  
Property type **Building**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca - Agios Nikolaos Region: **Limassol**

## Price: €4 000 000 + VAT

VAT for this property is **€669,677** or **€760,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€156 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 301.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€4 000 000 on Jun 7, 2025













