

930m² Building for Sale in Larnaca - Agios Nikolaos, Limassol District

2-storey building plus ground floor, total area 930m2 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 m2. Mezzanine 40 m2. The area of each floor is approximately 300 m2. The area of 1-2 floors together is 600 m2. Roof garden of 60 m2. 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	Plot / Area Info	Additional info		
Covered Area	930	Reference Number 237349		
Floor Number	2			
Energy Efficiency B		Property type Building Condition Pre-Owned		
Air Conditioning	All rooms, Yes	Condition Fre-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	Excluded	Title transfer fee ~€156 €	600.00 Common expenses Name
		Price per SQM €4 301.	Common expenses None

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: **+35795129336**, **+35799409010**

Price change history

€4 000 000 on Jun 7, 2025



























