

1072m² Office for Sale in Limassol - Neapolis

Prime Seafront Office space for Sale – Kanika Enaerios Complex, Limassol ☐

Internal Area: 1,072 m²

Rental Yield: 8.2%

Parking: 15 On-Site + 3 Public Permits

Fully Renovated in 2022 – Ready in 4 Months

VAT-Exempt | 2 Separate Title Deeds

Strategically located in the prestigious Kanika Enaerios Complex on Limassol's vibrant seafront promenade, this office space offers an unbeatable blend of visibility, accessibility, and prestige.

Perfect for investors or owner-occupiers, the building features:

- ✓ Seafront pedestrian access
- ✓ 2 Kitchenettes, 2 Strong Rooms, 2 Storage Rooms

Price: €4 700 000 + VAT

VAT for this property is **€800,929** or **€893,000**. 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	~€184 600.00	Common expenses	None
		Price per SQM	€4 384.00/m²		

Representative: MySpace

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Price change history

€4 700 000 on Jun 18, 2025





