


## 494m<sup>2</sup> Office for Sale in Limassol - Kapsalos

A unique, modern landmark in Limassol's central business district. Its curved design blends style with functionality and features 18 premium offices across 8 floors. The top floor offers a gourmet restaurant with sweeping views, and a high-end gym just above the mezzanine. Built with the finest materials, :evolution combines business quality with luxury, making it ideal for modern offices or as a prime investment opportunity. 

Major benefits

Iconic landmark design;

584 sq. m. of private terraced areas;

Top-floor restaurant with stunning views and premium gym facilities;

Sunlit workspaces with floor-to-ceiling windows;

Convenient and central location w...

### Property Info

Covered Area

**494.95**

Furnishing

**Unfurnished**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**30252**

Property type

**Office**

Condition

**Brand New**

View

**City view**

### Amenities

- Gym

### Location

**Location:** Limassol - Kapsalos

Region: **Limassol**

Coordinates: **34.69991709 / 33.03159072**

**Price: €3 229 056 + VAT**

VAT for this property is **€476,253** or **€613,521**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 537.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€3 750 000 on Jul 5, 2025  
€3 229 056 on Feb 25, 2026

