


## 921m<sup>2</sup> Building for Sale in Limassol - Tsirion

An office building Pulse is available for sale. The property includes 4 floors and a roof garden with the sea and city view. The building has a large lobby area with double ceiling and mezzanine floor, 2 office floors with open space layout and partially covered roof top. 

Key features:

- Total Gross Building Area (GBA): 921 sq m;
- Gross Leasable Area (GLA): 737 sq m;
- Parking lots: 6

The building is located on Vasileos Konstantinou street, close to Tsireio Stadium and Troodos Roundabout. The building has easy access to the highway and Spyrou Kyprianou street.

The full renovation will be done by the end of 2025 and the...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>921</b> |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A+</b>  |
| Heating                | <b>Yes</b> |
| Air Conditioning       | <b>Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>734</b> |
| Parking   | <b>Yes</b> |

### Additional info

|                   |  |
|-------------------|--|
| Property type     |  |
| Condition         |  |
| Construction Year |  |
| View              |  |
| Complex           |  |
| Developer         |  |

|                            |
|----------------------------|
| <b>Building</b>            |
| <b>Brand New</b>           |
| <b>2025</b>                |
| <b>City view, Sea view</b> |
| <b>Pulse</b>               |
| <b>bbf</b>                 |

### Amenities

- Air Conditioning
- Elevator
- Heating

### Location

**Location:** Limassol - Tsirion      Region: **Limassol**  
 Coordinates: **34.69203 / 33.02314**

## Price: €4 100 000 + VAT

VAT for this property is **€685,515** or **€779,000**. 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>None</b>                    | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€4 452.00/m<sup>2</sup></b> |                 |             |

## Price change history

€4 100 000 on Jul 17, 2025

