

## 1440m<sup>2</sup> Building for Sale in Larnaca - Agios Nikolaos, Limassol District

Currently rented for 600000 per year offering 7.5 ROI. Located in Saint Nicolas Area right in the center of a fast growing vibrant and cosmopolitan Business Centre it offers the place to be when it comes to business. A modern and elegant building with ergonomic offices tailored to the needs of its tenants. Near to all governmental and municipal departments and 2 minutes walking distance from Limassol Courts is a hot spot for law accounting consultancy real estate and construction companies. FEATURES City center 500 m2 from sea side 3 km from Limassol Marina 2 minues walk from Limassol Court 6 floor building Luxury entrance with reception areas Kitchen 2 W.C facilities for each floor 8 par...

### Property Info

Covered Area  
Total Number of Floors

**1440**  
**6**

### Plot / Area Info

### Additional info

Reference Number  
Property type

**VL49523**  
**Building**

### Amenities

- Balcony

### Location

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

## Price: €8 550 000 + VAT

VAT for this property is **€1,499,813** or **€1,624,500**. 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>~€338 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 938.00/m²</b>		

## Representative: Nicolaou Estates

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License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€8 550 000 on Aug 8, 2025

