

## 1440m<sup>2</sup> Commercial for Sale in Limassol - Agios Nicolaos

Right in the center of a fast growing, vibrant and cosmopolitan city, this 7 floor Business Centre 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. The Project has EPC certificate with "A" Energy Efficiency Rating.

**Property Info**

Covered Area **1440**  
Floor Number **1**  
Total Number of Floors **1**

**Plot / Area Info****Additional info**

Reference Number **Q57-OB**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Bathrooms **1**

**Amenities****Location**

**Location:** Limassol - Agios Nicolaos      Region: **Limassol**  
**Coordinates:** **34.6876788 / 33.0549901**

## 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/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€8 550 000 on Aug 26, 2025

