

## 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

### Plot / Area Info

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

### 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>
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## Price change history

€8 550 000 on Aug 26, 2025

