

## 2071m<sup>2</sup> Commercial for Sale in Limassol

The favourable location of this office building determines the success of the investment. It is set in the heart of the business center of Limassol, only 5 minutes drive from the highway and in 15 minutes walk to the sea. The area is at the peak of cosmopolitan society with luxury boutiques, cafés, law firms and banks. The building is designed to achieve the maximum amount of effective commercial property, for rent. It will consist of 9 floors. With 5 open plan luxury offices, one on each floor, 2 levels retail shop/showroom with mezzanine on the ground floor and two level underground parking, this commercial centre will be the place to be. The Project has EPC certificate with...



### Property Info

|                        |             |
|------------------------|-------------|
| Covered Area           | <b>2071</b> |
| Covered Veranda        | <b>416</b>  |
| Floor Number           | <b>1</b>    |
| Total Number of Floors | <b>1</b>    |

### Plot / Area Info

### Amenities

### Location

**Location:** Limassol      Region: **Limassol**  
**Coordinates:** **34.6851 / 33.0442**

### Additional info

|                  |                         |
|------------------|-------------------------|
| Reference Number | <b>S257-U1</b>          |
| Property type    | <b>Other Commercial</b> |
| Condition        | <b>Pre-Owned</b>        |
| Bathrooms        | <b>1</b>                |

## Price: €11 700 000 + VAT

VAT for this property is **€2,104,362** or **€2,223,000**. 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>~€464 600.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 649.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Developers Alliance (CDA Group)

|  |            |            |   |
|--|------------|------------|---|
| Registration number                      | <b>N/A</b> | Email      | <b>cyp@cyprus-alliance.com</b>                |
| License number                           | <b>N/A</b> | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
| Phone: <b>+35725355260, +35780004455</b> |            |            |   |

## Price change history

€11 700 000 on Aug 26, 2025

