

646m² Commercial for Sale in Limassol

This office building comes with an existing lease by a multinational company for six years. Year 1: EUR 18,000 per month (EUR 216,000 annual rental income) Year 2: EUR 19,000 per month (EUR 228,000 annual rental income) The lease is subject to annual rent increases. Other specifications: Roof Terrace overlooking Limassol's historical city centre 100m from Anexartisias Shopping Street Prime Commercial real estate location The Project has EPC certificate with "B" Energy Efficiency Rating.



Property Info

Covered Area	646
Covered Veranda	135
Floor Number	1
Total Number of Floors	1

Plot / Area Info

Amenities

Location

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

Additional info

Reference Number	S311-1
Property type	Other Commercial
Condition	Pre-Owned
Bathrooms	1

Price: €3 500 000 + VAT

VAT for this property is **€551,223** or **€665,000**. 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	Excluded	Title transfer fee	~€136 600.00	Common expenses	None
		Price per SQM	€5 418.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€3 500 000 on Aug 26, 2025



