

## 400m<sup>2</sup> Commercial for Sale in Limassol

Located in the heart of Limassol's historical center, this office offers a unique and inspiring workspace with modern amenities. Designed for comfort and efficiency, it provides a well-balanced environment for businesses looking to establish themselves in a prime location. The main features of the office space: 320 sqm net covered area 80 sqm private garden 70 sqm rooftop with stunning views HRS (Fresh Air System) for improved air quality VRV air conditioning for climate control Fully furnished and ready for use ✖

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>400</b> |
| Covered Veranda        | <b>80</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>1</b>   |

### Plot / Area Info

### Additional info

|                  |                         |
|------------------|-------------------------|
| Reference Number | <b>B069-1</b>           |
| Property type    | <b>Other Commercial</b> |
| Condition        | <b>Pre-Owned</b>        |
| Bathrooms        | <b>1</b>                |

### Amenities

#### Location

**Location:** Limassol                      Region: **Limassol**  
**Coordinates:** **34.67597 / 33.0434**

## Price: €3 000 000 + VAT

VAT for this property is **€412,500** or **€570,000**. 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>~€116 600.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 500.00/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

€3 000 000 on Aug 26, 2025





