

## 1960m<sup>2</sup> Building for Sale in Larnaca - Agios Nikolaos, Limassol District

Elevate your company's stature with new project. A pinnacle of architectural brilliance and strategic design, scheduled to open its doors in june/ july 2025. Nested in the bustling business district of Limassol, this office is engineered for elite enterprises seeking a blend of luxury and functionality.

Total Space: A sprawling modern layout across seven floors, featuring a mechanical floor and a stunning exclusive rooftop garden.

Ground Floor: 123 sq.m. of versatile space.

First Floor: 181 sq.m.

Second floor: Mechanical Floor 174 sq.m.

Third to Fifth Floor: 174 sq.m. per floor, open plan.

Sixth Floor: 174 sq.m. partitioned for executive offices....

**Property Info****Plot / Area Info**

Covered Area **1960**

**Additional info**

Reference Number **235833**

Property type **Building**

Condition **Brand New**

Construction Year **2025**

**Amenities****Location**

**Location:** Larnaca - Agios Nikolaos Region: **Limassol**

## Price: €12 000 000 + VAT

VAT for this property is **€2,151,429** or **€2,280,000**. 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 Price per SQM	<b>None</b> <b>€6 122.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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## Price change history

€12 000 000 on Sep 13, 2025



