


## 286m<sup>2</sup> Office for Sale in Limassol - Neapolis

This full-floor office is part of an exclusive mixed-use development that combines luxury residences with modern business spaces. Ideally located where Limassol's cultural district meets its thriving business center, the property offers an exceptional blend of accessibility, privacy, and prestige. 

Designed with a contemporary aesthetic, the office provides a professional and comfortable working environment. Large windows fill the space with natural light while offering pleasant views of the city or the sea. Top-tier amenities include an elevator, covered private parking, security system, and alarm.

Situated just 400 meters from the beach and adjacent to the municipal p...

### Property Info

### Plot / Area Info

### Additional info

|                        |            |                  |               |
|------------------------|------------|------------------|---------------|
| Covered Area           | <b>286</b> | Reference Number | <b>9026</b>   |
| Floor Number           | <b>1</b>   | Property type    | <b>Office</b> |
| Total Number of Floors | <b>9</b>   |                  |               |

### Amenities

### Location

- Elevator

**Location:** Limassol - Neapolis

Region: **Limassol**

Coordinates: **34.683960835196 / 33.052507634225**

## Price: €2 000 000 + VAT

VAT for this property is **€233,147** or **€380,000**. 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>~€76 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 993.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|                                          |              |            |                                                  |
|------------------------------------------|--------------|------------|--------------------------------------------------|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |                                                  |

## Price change history

€2 000 000 on Sep 19, 2025



