

## 510m<sup>2</sup> Commercial for Sale in Limassol - Agios Nicolaos

This residential development is located in the Mesa Geitonia area of Limassol and is offered for sale exclusively as a single project. The residence is arranged over three floors and is designed to provide modern urban living with a strong focus on space, layout, and visual openness. The first and second floors each feature a duplex apartment with three bedrooms, offering well-balanced internal layouts suitable for comfortable everyday living. The third floor is dedicated to a spacious penthouse with three bedrooms, an additional service bedroom, and a private roof garden. Open-plan interiors connect the living, dining, and kitchen areas, creating a smooth and functional flow throughout t...

### Property Info

### Plot / Area Info

Covered Area **510**  
Covered Veranda **145**

### Additional info

Reference Number **B638-1**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Limassol - Agios Nicolaos Region: **Limassol**  
Coordinates: **34.69661 / 33.05816**

## Price: €1 850 000 + VAT

VAT for this property is **€275,324** or **€351,500**. 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>~€70 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 627.00/m²</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

€1 850 000 on Dec 20, 2025













