

## 514m<sup>2</sup> Office for Sale

A rare opportunity to acquire a contemporary commercial building in one of Limassol's most strategic and accessible locations, ideal for investors or owner-occupiers seeking long-term value and expansion potential.

- Prime Location
- Direct access to Polemida highway exit
- Immediate connection to city centre, Port of Limassol, industrial zone & Zakaki
- Only 10 minutes to Germasogeia roundabout, even during peak hours
- Excellent visibility and accessibility from both highway and city routes

- Property Details
- Plot size: 1,260 sq.m
- Total covered area: 514 sq.m
- Ground floor: 412 sq.m open-plan
- ?...

### Property Info

Covered Area	<b>514</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Parking	<b>Yes</b>
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### Additional info

Reference Number	<b>14487</b>
Property type	<b>Office</b>
Condition	<b>Brand New</b>

### Amenities

- Storage room

### Location

## Price: €3 500 000 + VAT

VAT for this property is **€522,004** 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 809.00/m<sup>2</sup></b>		

## Representative: 4BuyandSell

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## Price change history

€3 500 000 on Feb 11, 2026



