

## 800m<sup>2</sup> Building for Sale in Larnaca - Agios Nikolaos, Limassol District

This 2-storey commercial property boasts a prime location within Limassol's bustling business district, just a short stroll from the District Court. Spanning 800 sqm, the ground floor comprises 180 sqm, with an additional 30 sqm mezzanine. Each floor offers approximately 300 sqm of space, totalling 600 sqm. A 60 sqm roof garden adds an attractive feature.

Offices are fully equipped with modern amenities including a VRV system, raised floors, and high-speed internet via optical fibre cable. Structural cabling ensures seamless connectivity. The premises come furnished. Parking spaces are available.

Situated in the sought-after Agios Nikolaos area, the property is within ...

### Property Info

Covered Area  
Furnishing  
Energy Efficiency

**800**  
**Furnished**  
**D**

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number **243954**  
Property type **Building**  
Condition **Pre-Owned**

### Amenities

#### Location

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

## Price: €4 000 000 + VAT

VAT for this property is **€655,000** or **€760,000**. 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>~€156 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€4 000 000 on Apr 27, 2026





