


## 1835m<sup>2</sup> Building for Sale in Famagusta - Agia Napa, Limassol District

Spacious and luminous office building — fully equipped for commercial use, located in a vibrant urban setting in the heart of Limassol's Agia Napa area. Built to inspire, with modern yet minimal design and impressive features. 

### The Building

- 1,835 sqm total office area
- 728 sqm plot
- Resale condition (existing building)
- Spacious and luminous office interiors
- Striking, bold contemporary architecture
- Latest technology integration
- Secure environment
- Impressive, luxurious roof garden
- Energy Efficiency Class B

### Investment Highlights

- Vibran...

### Property Info

Covered Area **1835**  
 Energy Efficiency **B**

### Plot / Area Info

Plot area **728**

### Additional info

Reference Number **244408**  
 Property type **Building**  
 Condition **Under Construction**

### Amenities

### Location

**Location:** Famagusta - Agia Napa      Region: **Limassol**  
 Coordinates: **34.67817317 / 33.05006155**

## Price: €6 300 000 + VAT

VAT for this property is **€1,124,902** or **€1,197,000**. 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>€3 433.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |                                                  |
|---------------------|-----------------------------------|------------|--------------------------------------------------|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |                                                  |

## Price change history

€6 300 000 on May 16, 2026

