

## 262m<sup>2</sup> Office for Rent in Limassol - Agios Nicolaos

For rent office space with city and mountains view located in a business center on Makariou avenue, close to all kinds of amenities. The covered area is 262 sq. m and it consists of a reception with a sitting area, a meeting room, 7 separate offices, a server room, a filing room, a separate kitchen, a storage room and 2 WC. It is available unfurnished, with a raised floor, central air condition system, double-glazed windows, alarm & access control system and underground parking for 3-4 cars.

VAT and common expenses are not included in the price.

A bank guarantee is required for 3 months rent + director bank guarantee.



<b>Property Info</b>		Plot / Area Info		Additional info	
Covered Area	262				
Floor Number	4	Parking	Covered, Yes	Property type Condition	Office Pre-Owned
Furnishing	Unfurnished				
Floor Type	Laminate				
Energy Efficiency <b>B</b> View City view, Mountains view					

## **Amenities**

## Location

Air Conditioning

Air Conditioning All rooms, Yes

- Elevator
- Guest WC
- Parking
- Storage room

- Location: Limassol Agios Nicolaos Region: Limassol
- Coordinates: 34.68697 / 33.05459



**Price: €6 000 + VAT** 

VAT for this property is €659 or €1,140. 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 Excluded

Title transfer fee ~€90.00

Price per SQM €23.00/m²

Common expenses None

## **Price change history**

€7 500 on Oct 11, 2024 €6 000 on Mar 27, 2025







