

## 780m<sup>2</sup> Office for Sale in Limassol District

The property under consideration are state of the art design office space close to the beachfront Molos and the New Marina. It consists of 3 floors Ground floor Mezzanine and a small storage server room on the roof. It sits in one of the biggest continuous plots 720m<sup>2</sup> in the town center core with a building co efficient of 240 and maximum 4 floor allowance without any town planning concessions. The maximum covered area permissible is no less than 1 728m<sup>2</sup> 720m<sup>2</sup> x 2.4 . Currently the total covered area is 897m<sup>2</sup> which leaves approximately another 800m<sup>2</sup> of possible extension in another 2 floors. That is a great potential and a unique selling point for this asset. The offices are brand new and...

### Property Info

Covered Area	<b>780</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Plot area	<b>723</b>
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### Additional info

Reference Number	<b>VL23614</b>
Property type	<b>Office</b>
Condition	<b>Brand New</b>

### Amenities

- Balcony

### Location

Region: **Limassol**

## Price: €6 000 000 + VAT

VAT for this property is **€978,462** or **€1,140,000**. 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>€7 692.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€6 000 000 on Nov 1, 2023



