

780m² 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 720m² 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 728m² 720m² x 2.4 . Currently the total covered area is 897m² which leaves approximately another 800m² 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
Total Number of Floors

780
2

Plot / Area Info

Plot area

723

Additional info

Reference Number
Property type
Condition

VL23614
Office
Brand New

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€7 692.00/m²		

Representative: Nicolaou Estates

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License number	365/E	Legal name	Nicolaou Estates LTD
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Price change history

€6 000 000 on Nov 1, 2023



