

## 840m<sup>2</sup> Building for Sale in Larnaca - Agios Nikolaos, Limassol District

For rent sale office building Good opportunity for investment Located in Agios Nikolaos next to Griva Digeni st In a quiet street building is well maintained interior area has been refurbished. It consist of Basement used for parking Ground floor reception area smoking area 2 separates offices WC M W mezzanine first floor offices second floor offices The whole office is for rent as 1 unit or for sale

### Property Info

Covered Area **840**  
Total Number of Floors **5**  
Energy Efficiency **C**

### Plot / Area Info

### Additional info

Reference Number **VL18676**  
Property type **Building**  
Condition **Brand New**

### Amenities

### Location

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

## Price: €2 400 000 + VAT

VAT for this property is **€396,000** or **€456,000**. 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>€2 857.00/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>
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## Price change history

€2 400 000 on Nov 4, 2023

