

## 683m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

Meet the high requirements of this category A building. A large amount of aluminum and concrete emphasizes the unique design and panoramic windows allow you to enjoy the delights of the surroundings from the highest point of the district. The complex will be equipped with a secure server room a modern VRV conditioning system and a smart system for commercial buildings. Fully prepared infrastructure for the needs of any tenant and agreement with a company supplying electricity for additional volumes Building is under guard and video surveillance 24 hours a day. 727 sq.m. full floor 683 sq.m. open space including 40 sq.m. covered verandas. 4th floor 10 parking spaces available

### Property Info

Covered Area **683**  
Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **VL17699**  
Property type **Office**  
Condition **Brand New**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €6 500 000 + VAT

VAT for this property is **€1,035,146** or **€1,235,000**. 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>€9 517.00/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

€6 500 000 on Nov 4, 2023





