

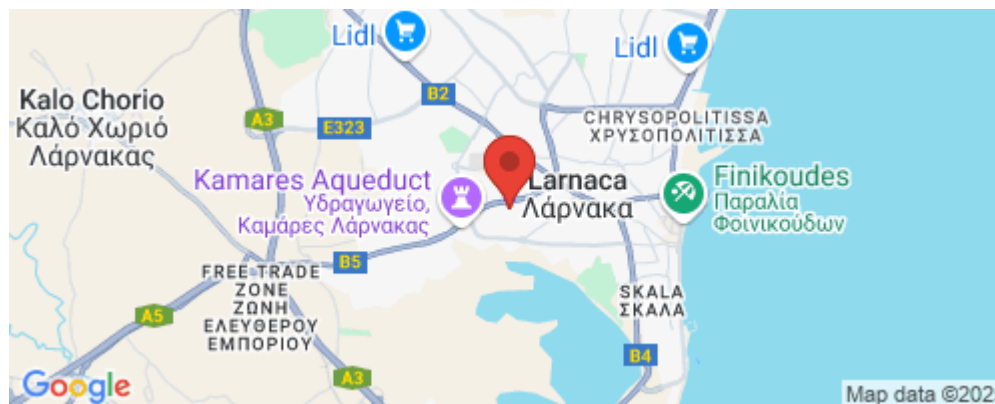
## 137m<sup>2</sup> Office for Sale in Kamares, Larnaca District

It is an 11-storey commercial building that provides all the comforts and amenities that you would expect from such a premier development. It is situated in the new Central Business District of Larnaca.

An iconic tower that offers ergonomic office spaces and shops, all designed and cared for by the latest trends in architecture. The stylish and modern design delivers superior quality that contributes to the corporate lifestyle of the Central Business District of Larnaca.

Features include whole-floor office space, reception/lobby, ground floor cafeteria, a gym, landscaped gardens with water elements and a mesh grid for sunlight screening.

The newly emerging Central Busine...



### Property Info

|                        |                            |
|------------------------|----------------------------|
| Covered Area           | <b>137</b>                 |
| Covered Veranda        | <b>17</b>                  |
| Floor Number           | <b>4</b>                   |
| Total Number of Floors | <b>11</b>                  |
| Furnishing             | <b>Partially furnished</b> |
| Energy Efficiency      | <b>B</b>                   |

### Plot / Area Info

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>2097</b>               |
| Property type     | <b>Office</b>             |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |

### Amenities

### Location

**Location:** Kamares      Region: **Larnaca**  
**Coordinates:** **34.9160153 / 33.608551**

## Price: €724 306 + VAT

VAT for this property is **€36,215** or **€137,618**. 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>€5 287.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€725 000 on Dec 14, 2023  
 €724 306 on Aug 21, 2024

