

## 119m<sup>2</sup> Office for Sale in Kamares, Larnaca District

It is a 17-storey commercial building in the newly emerging Central Business District of Larnaca. This elegant building features whole-floor offices, office automation, a gym and a ground floor cafeteria. It is a serviced commercial development with office-hours reception, 35 parking spaces and is a gated project with controlled access. Commercial offices on the 5th, 7th and 8th floors.

- internal area 119 sq.m
- common area 44 sq.m
- 4 parking spaces



### Property Info

Covered Area	<b>119</b>
Floor Number	<b>8</b>
Total Number of Floors	<b>15</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>2133</b>
Property type	<b>Office</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>

### Amenities

### Location

**Location:** Kamares  
**Coordinates:** **34.916871157074 / 33.607514626488**

Region: **Larnaca**

## Price: €739 333 + VAT

VAT for this property is **€36,967** or **€140,473**. 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>€6 213.00/m²</b>		

## Representative: MySpace

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## Price change history

€740 000 on Dec 14, 2023  
 €739 333 on Aug 26, 2024





