

## 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 Larnaka. 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 9th, 10th and 11th floors.

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

### Property Info

Covered Area	<b>119</b>
Floor Number	<b>10</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>2134</b>
Property type	<b>Office</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>

### Amenities

### Location

**Location:** Kamares

Region: **Larnaca**

Coordinates: **34.916871157074 / 33.607514626488**

## Price: €765 778 + VAT

VAT for this property is **€38,289** or **€145,498**. 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 Price per SQM	<b>None</b> <b>€6 435.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€765 000 on Dec 14, 2023

€765 778 on Aug 26, 2024



