Germasogeia

Agios

Athanasios

Αν. Αθανάσιος

NEAPOLIS:

Mesa Geitonia

Μέσα Γειτονιά

Limassol Λεμεσός Γερμασόγεια

KALOGIROI

Dasoudi

Δασούδι

KANOTHPOI

Map data @2025

AGIA FYLA

Limassol

Λεμεσού,

General Hospital

Γενικό Νοσοκομείο

Kato

Polemidia

Κάτω

Πολεμίδια

OMONIA



### 176m<sup>2</sup> Office for Sale in Limassol - Kapsalos

### **INCOME SECURITY**

10 year Lease to exceptional tenant covenants providing unmatched income security

**EXCEPTIONAL HIGH-TECH** 

INTERIOR DESIGN

High quality internal wall cladding and partitioning made from exotic materials and designer details with fittings make this property highly attractive

#### TOP FLOOR LOCATION

The position of the office within the buildings location offers uninterrupted views of the sea to the South and mountain views to the north.

Altogether offering a very open spacious and pleasant ambience.

### FRONTAGE DOMINANCE

The architectural design maximised the frontage area for maximum presence towards the main traffic artery on Spy...

Property Info	Plot / Area Info	Additional info
Covered Area	176	Reference Number <b>4145</b>
Covered Veranda	20	Property type <b>Office</b>
Floor Number	3	Condition Brand New
Total Number of Floors 3		Construction Year 2020

Ypsonas

Υψωνας

Google

#### **Amenities** Location

Region: Limassol **Location:** Limassol - Kapsalos

Coordinates: 34.696442903915 / 33.032301967098



Price: €1 300 000 + VAT

VAT for this property is **€91,886** or **€247,000**. 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	Excluded	Title transfer fee	None	Common evpenses	None
		Price per SOM	€7 386.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

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License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: **+35795129336**, **+35799409010** 

# **Price change history**

€1 300 000 on Dec 15, 2023









