

## 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

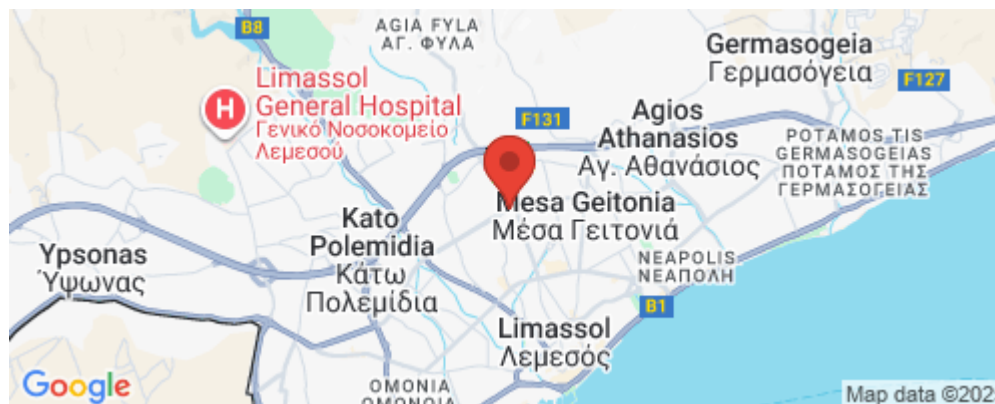
### TOP FLOOR LOCATION

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

|                        |            |
|------------------------|------------|
| Covered Area           | <b>176</b> |
| Covered Veranda        | <b>20</b>  |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>3</b>   |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>4145</b>      |
| Property type     | <b>Office</b>    |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2020</b>      |

### Amenities

### Location

**Location:** Limassol - Kapsalos

Region: **Limassol**

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 | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 386.00/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

€1 300 000 on Dec 15, 2023

