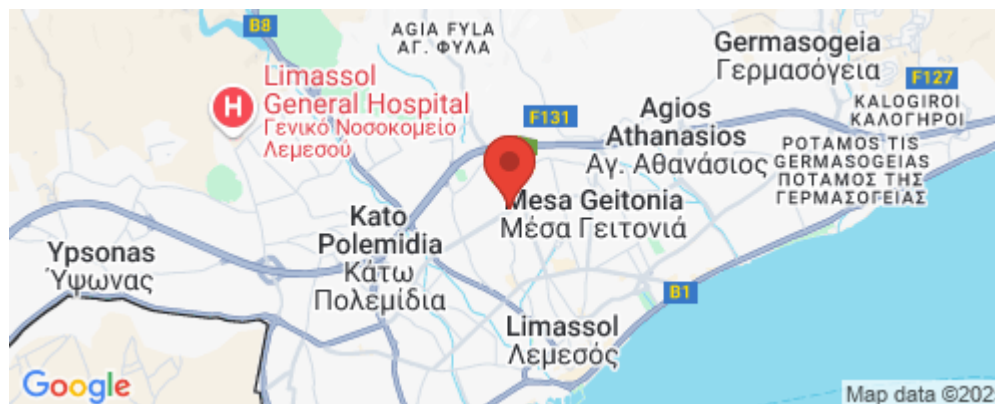


## 900m<sup>2</sup> Building for Sale in Limassol - Petrou kai Pavlou

Reference ID: #SA32957 Price details: €4,700,000 Ultra modern high quality office building located in a prime commercial area (on Makedonias avenue), near all amenities and with easy access to the highway. This unique building is only 2min. away from the highway, 5min. from city center and the new marina and 10min. from the new casino of Limassol. It consists of a basement (parking area), ground level with more covered parking area and an impressive lobby with reception area, 4 floors of spacious open plan offices and a great roof garden with amazing sea and city views. Covered office area: 680m<sup>2</sup> (4 floors) Covered verandas: 92m<sup>2</sup> (4 floors) Roof garden: 154m<sup>2</sup> Ground floor: 72m<sup>2</sup> (lobby) Basement: ...



### Property Info

Covered Area	<b>900</b>
Covered Veranda	<b>92</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA32957</b>
Property type	<b>Building</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Petrou kai Pavlou  
**Coordinates:** **34.696116681462 / 33.031100212166**

Region: **Limassol**

## Price: €4 700 000 + VAT

VAT for this property is **€783,333** or **€893,000**. 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>€5 222.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€4 900 000 on Dec 23, 2023

€4 700 000 on May 25, 2024



