

## 159m<sup>2</sup> Office for Sale in Limassol - Neapolis

Beautiful modern office in the city center with panoramic sea views in the most unique and prominent location. The office is facing the sea on the most popular sea coast promenade. The Duplex office consists of 2 floors, is fully operational, with modern furniture and all necessary office equipment. Conditioner system is Daikin. Avaya Telephony System. The office has a beautiful glass terrace, kitchen for the personal, parking of the complex + 2 private parking. Comfortably accommodate a staff of 10 people.

94 sqm ground floor; 65 sqm mezzanine 100sqm from the beach fully furnished 2 parking spaces fully furnished, fully air-conditioned.  
Title deed.



### Property Info

Covered Area **159**

Covered Veranda **20**

Uncovered Veranda **20**

Total Number of Floors **2**

Furnishing **Furnished**

Heating **Central Heating, Yes**

Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking

**Uncovered, Yes**

### Additional info

Reference Number **O-103376**

Property type **Office**

Condition **Pre-Owned**

### Amenities

• Guest WC

### Location

**Location:** Limassol - Neapolis

Region: **Limassol**

Coordinates: **34.69028158 / 33.0623245**

## Price: €1 100 000 + VAT

VAT for this property is **€63,717** or **€209,000**. 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 Price per SQM	<b>~€40 600.00</b> <b>€6 918.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 100 000 on Sep 4, 2023





