

## 780m<sup>2</sup> Building for Sale in Limassol - Omonoia

Reference ID: #SA33328 Price details: €2,500,000 For Sale Office Building located in Tsiflikoudia area, Limassol district, It is on the main road which is the entrance to the New port, close to the new Casino and My Mall. The whole area has several office buildings from shipping, highteck and other companies due to the area is offered for offices. The Building consists: Basement: 260sqm Ground Floor with Mezzanine: 250sqm 1st floor: 265sqm 2st floor: 265sqm Area: 553m<sup>2</sup> It can build one more floor as the area is allows 4 floors. The price is ideal for investment. There is no VAT. It needs some renovation

### Property Info

Covered Area	<b>780</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>553</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA33328</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Omonoia

Region: **Limassol**

Coordinates: **34.661382188326 / 33.018685235461**

## Price: €2 500 000 + VAT

VAT for this property is **€407,692** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 205.00/m²</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>
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## Price change history

€2 500 000 on Jan 26, 2024





