

## 170m<sup>2</sup> Office for Sale in Limassol - Kapsalos

A modern commercial building with architectural design, maximised frontage area for the absolute presence towards the main traffic artery on Spyrou Kyprianou. High quality internal wall cladding and partitioning made from top quality materials and designer details with fixtures and fittings making this the ideal working environment. Upgraded raised flooring, VRV a/c, two independent server rooms 24 BTU (DAIKIN). CAT 6 fitted with high speed networking. Lighting of high quality, Italian designer spot-lights and LED fittings. Energy efficient double glazed sound proof windows. Dedicated server rooms, upgraded electrical distributor box for up to (10Kva+) ready for intergration in server ro...



### Property Info

Covered Area	<b>170</b>
Covered Veranda	<b>17</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **O-125116**  
 Property type **Office**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Limassol - Kapsalos      Region: **Limassol**  
 Coordinates: **34.68220639 / 33.00382871**

## Price: €1 300 000 + VAT

VAT for this property is **€86,412** 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 647.00/m<sup>2</sup></b>		

## Representative: FOX

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

€1 300 000 on Jul 13, 2023

