

## 3893m<sup>2</sup> Building for Sale in Limassol - Omonoia

This fabulous, newly refurbished, luxurious office building in the heart of Omonoia was designed and built to meet the requirements of demanding tenants. The building is located just off Omonoias Avenue by the New Port traffic lights, in proximity to the New Port and the City Centre which is situated just off two major road routes, providing easy access to any point within Limassol town or the highway network. Work space is arranged around a central atrium and courtyard providing ample natural light throughout the day. The building consists of five levels including a basement, ground floor and three extra floors. The executive office on the third floor has a semi-obstructed sea view. The ... X

### Property Info

|                        |                             |
|------------------------|-----------------------------|
| Covered Area           | <b>3893</b>                 |
| Total Number of Floors | <b>3</b>                    |
| Furnishing             | <b>Unfurnished</b>          |
| Heating                | <b>Central Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>3077</b>         |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>B-97754</b>   |
| Property type    | <b>Building</b>  |
| Condition        | <b>Pre-Owned</b> |

### Amenities

### Location

**Location:** Limassol - Omonoia      **Region:** Limassol  
**Coordinates:** **34.6670005 / 33.0127645**

## Price: €11 000 000 + VAT

VAT for this property is **€2,030,663** or **€2,090,000**. 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<br>Price per SQM | <b>~€436 600.00</b><br><b>€2 826.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€11 000 000 on Sep 4, 2023



