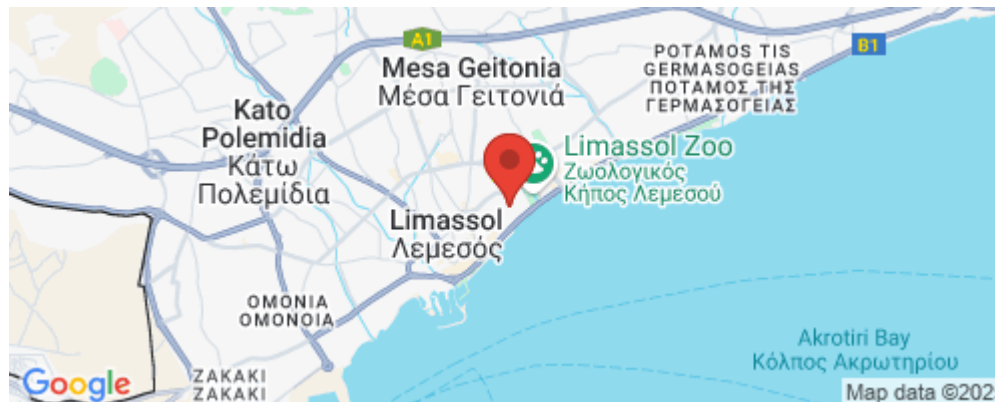


## 2306m<sup>2</sup> Building for Sale in Limassol - City Center

Reference ID: #SA33452 Price details: €12,500,000 The property is located right in the heart of Limassol. Situated in the heart of Limassol's business centre, only 300 metres from the sea, this luxurious commercial office space is suitable for a variety of business opportunities. The property is within walking distance to all amenities, schools, banks, and museums, as well as the Old Town and Limassol Marina to the west and the District Court and Municipal Garden to the east. Built in 2012 and designed to the highest architectural practices and standards, it captures the very essence of sophistication and luxury – exactly what you would expect from a high-end property.



### Property Info

Covered Area	<b>2306</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>1359</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA33452</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - City Center  
**Coordinates:** **34.681590843002 / 33.051122393816**

Region: **Limassol**

## Price: €12 500 000 + VAT

VAT for this property is **€2,261,167** or **€2,375,000**. 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>~€496 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 421.00/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

€12 200 000 on Feb 8, 2024  
 €12 500 000 on Dec 11, 2024



