

## 255m<sup>2</sup> Office for Sale in Limassol - Omonia

Located on Franklin Roosevelt street, the office is in excellent condition as is the building. The property features raised flooring, structured cabling, covered parking, vrv air system and much more. Excellent quality throughout. The office also owns 202m<sup>2</sup> of roof which is perfect for a roof garden and a 20 m<sup>2</sup> store room.



### Property Info

Covered Area	<b>255</b>
Covered Veranda	<b>265</b>
Uncovered Veranda	<b>265</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **O-107777**  
 Property type **Office**  
 Condition **Pre-Owned**

### Amenities

#### Location

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

## Price: €895 000 + VAT

VAT for this property is **€96,344** or **€170,050**. 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>~€32 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 510.00/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

€895 000 on Sep 4, 2023





