

## 176m<sup>2</sup> Office for Sale in Limassol - Petrou kai Pavlou

Reference ID: #SA33499 Price details: €1,300,000 Upgraded flooring: raised floor porcelain ceramics were special order from Italy VRV A/C: VRV system plus Fresh Air and electronic control panels. plus two independent server room 24k BTU units. All Daikan CAT 6: Fitted with high speed networking Cat6 structure cabling 20 Sq m: outdoor veranda has provision for cabling and electrics to become additional work area to support an expanding office Lighting: High quality recessed Italian designer spot lights and LED fittings Energy Efficient: All glazing are high spec double laminated for sound and energy efficient for cooling/heating. The building is North facing keeping the building cool... ☒

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>176</b>			Reference Number	<b>SA33499</b>
Covered Veranda	<b>20</b>	Pool	<b>No</b>	Property type	<b>Office</b>
Total Number of Floors	<b>4</b>	Parking	<b>Yes</b>	Condition	<b>Pre-Owned</b>
Energy Efficiency	<b>N/A</b>				

Amenities	Location	Region
• Balcony	<b>Location:</b> Limassol - Petrou kai Pavlou Coordinates: <b>34.696463349258 / 33.032472621176</b>	<b>Limassol</b>

## Price: €1 300 000 + VAT

VAT for this property is **€91,886** 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 Price per SQM	<b>~€48 600.00</b> <b>€7 386.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€1 300 000 on Feb 14, 2024

