

## 200m<sup>2</sup> Office for Sale in Limassol - Katholiki

Office space available on one of Limassol's busiest intersections and within close proximity to the Town Centre. This fully renovated open plan office is located on the fourth floor of a commercial building. High quality interiors with structured cabling, heating/cooling units and two WC. Close to Makarios Avenue, five minutes to the Seafront road and easy access to the highway. The office space is currently rented to long-term tenants offering a 7.5% return on investment. Please call for further information and a viewing.



### Property Info

Covered Area **200**  
 Total Number of Floors **5**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **O-119396**  
 Property type **Office**  
 Condition **Pre-Owned**

### Amenities

- Air Conditioning

### Location

**Location:** Limassol - Katholiki  
 Coordinates: **34.681620258534 / 33.030900558105**

Region: **Limassol**

## Price: €650 000 + VAT

VAT for this property is **€55,250** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 250.00/m<sup>2</sup></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>
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## Price change history

€675 000 on Sep 4, 2023  
 €775 000 on Jan 10, 2024  
 €650 000 on Nov 18, 2025



