

## 494m<sup>2</sup> Office for Sale in Limassol

Welcome to an office space that transcends time in Limassol's enchanting old town. Dating back to the roaring 1920s, this historic gem has been meticulously restored into a beacon of modern business opportunity. Originally conceived as a majestic mansion, this two-story marvel on a 700-square-meter plot now stands proudly as a hub for innovation, transformed into an IT company office amidst the trials of the Covid-19 pandemic.



Step inside to discover 13 luxurious en suite rooms, two fully-equipped kitchens, and a verdant garden oasis complete with a sparkling pool and an inviting outdoor bar. With its traditional Cypriot-style architecture lovingly preserved, this masterpiece ...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>494</b>                  |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>693</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>19250</b>     |
| Property type    | <b>Office</b>    |
| Condition        | <b>Pre-Owned</b> |

### Amenities

#### Location

**Location:** Limassol

Region: **Limassol**

Coordinates: **34.6743505 / 33.0398396**

**Price: €3 200 000 + VAT**

VAT for this property is **€471,968** or **€608,000**. 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>~€124 600.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 478.00/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> |
| Phone:              | <b>+35726940150, +35725267777, +35725760781</b> |            |  |

**Price change history**

€3 200 000 on Mar 1, 2024



