

894m² Building for Sale in Limassol District

Located in an excellent location with all amenities around. Its major advantage is that it is only 400m from the beach which is only 5m walk. Each floor features one large office space exclusively designed and arranged to allow for maximum comfort and privacy. FEATURES Close proximity to the beach. Quiet location. Indoor gym area jacuzzi area. Indoor changing rooms. Storage rooms. Parking spaces. Secured gated complex. Italian high end material. Floor breakdown Lobby is 25m² Mezzanine 119m² 1st floor 216m² 2nd floor 213m² 3rd floor 213m² 4th floor 208m² 5th floor 56m² Total 1025m²

Property Info

Covered Area	894
Energy Efficiency	A

Plot / Area Info

Additional info

Reference Number	VL35996
Property type	Building

Amenities

- Balcony

Location

Region: **Limassol**

Price: €7 300 000 + VAT

VAT for this property is **€1,215,523** or **€1,387,000**. 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	Excluded	Title transfer fee	~€288 600.00	Common expenses	None
		Price per SQM	€8 166.00/m²		

Representative: Nicolaou Estates

Registration number	693	Email	pnicolaou@nicolaouestates.com
License number	365/E	Legal name	Nicolaou Estates LTD
Phone:			

Price change history

€7 300 000 on Apr 19, 2024



FOR YOUR CONVENIENCE AND WELL-BEING



SECURED GATED COMPLEX

A private, secured gated complex with closed-circuit television (CCTV), for all indoor and outdoor common areas, offer residents added peace of mind.



PRIVATE GYM

Conveniently located on the mezzanine floor, SLEVEN offers gym equipment which every resident can enjoy access to, for well-being, fitness and stress relief.



SECURED PARKING

Private secured parking with remote access. Each apartment is entitled to one parking space.



PRIVATE STORE ROOMS

Private and spacious storage rooms are located on the ground and mezzanine floors of blocks. Each apartment is entitled to its own private storage area.



QUALITY FINISHES & MATERIALS

Every detail is considered to offer quality residences



PORCELAIN CERAMIC FLOOR TILES
HIGH QUALITY IMPORTED FROM SPAIN OR ITALY

- High Quality
- High resistant of water absorption
- Pressure-treated
- Durable less likely to chip



INTERNAL WORKTOPS
GRANITE

- Longer lasting
- Durable and scratch proof
- Aesthetic
- Easy cleaning



KITCHENS & WARDROBES
CUSTOM DESIGNED

- High Quality
- Unique designs
- Choice of colours and designs



SANITARY WARE
ROCA SANITARY WARE

- High Quality
- Water saving
- Large depth of the glaze
- Unique designs



MIXERS & TAPS
HIGH QUALITY GROHE

- High Quality
- Water saving
- Unique designs
- Chrome plated



SECURITY DOOR
LOCK TRAP SYSTEM

- High Quality
- High resistance to latches
- Quick and easy replacement of central block



VIDEO PHONE ENTRY SYSTEM

- Easy to use
- High Quality
- Elegant design



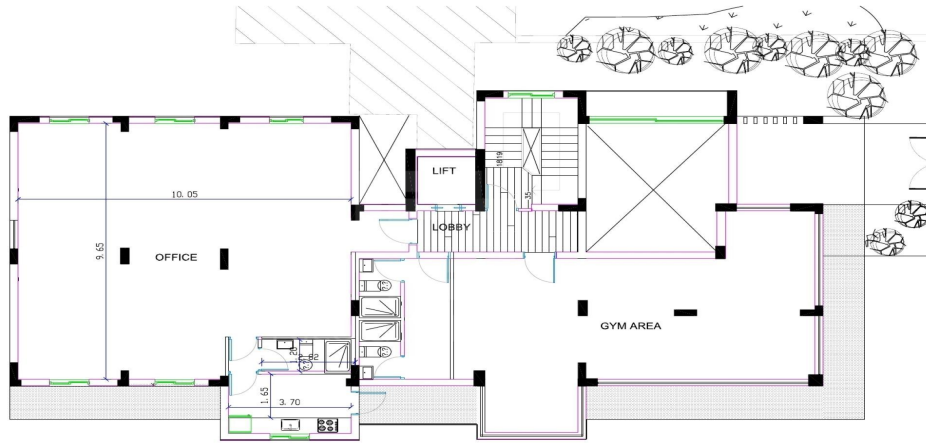
WATER SYSTEM
PRESSURIZED WATER SYSTEM

- Increases water pressure
- Conserves water consumption
- Enables water storage tanks to be in a concealed location for aesthetics

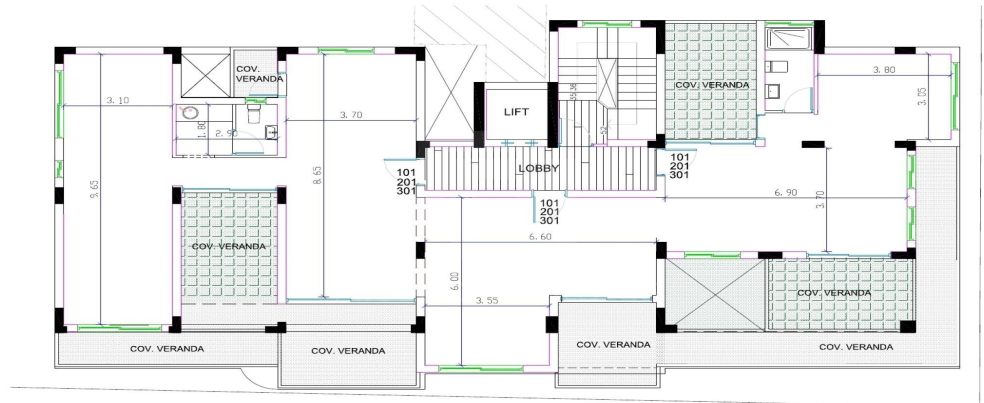


PUMPING SYSTEM
PPE IN PPE SYSTEM

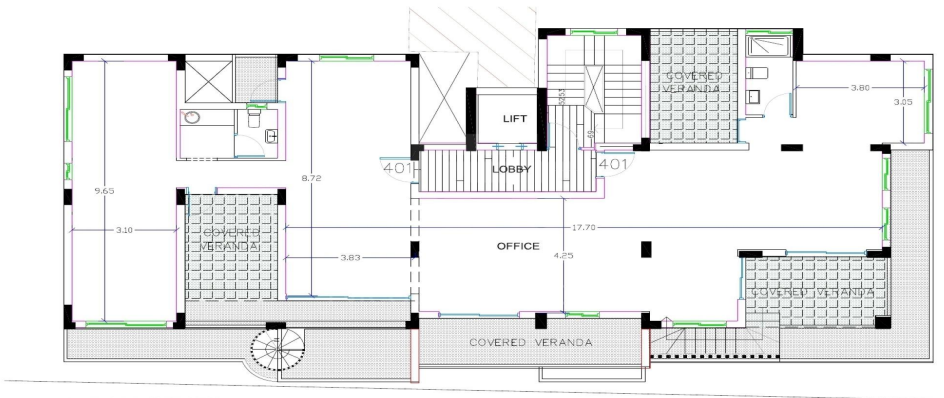
- Durable and flexible
- Less likely to leak or break
- Easy to replace pipes
- High water pressure resistance



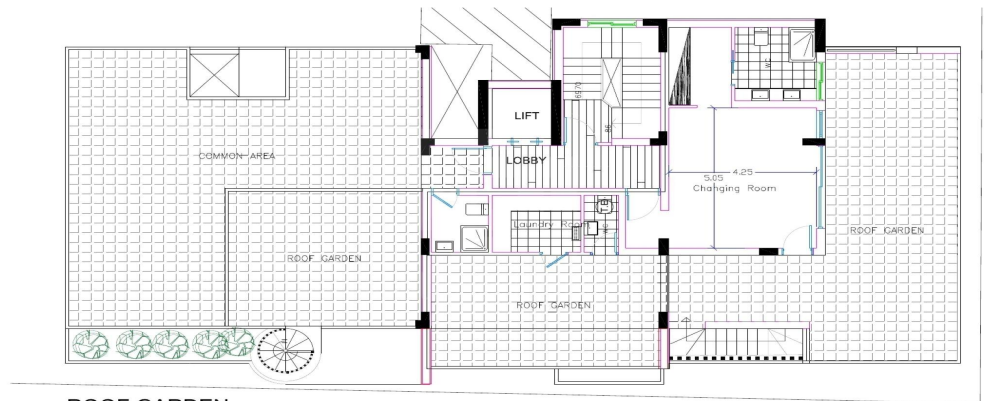
MEZZANINE FLOOR



1st - 2nd - 3rd FLOOR (OFFICES)



4th FLOOR (OFFICES)



ROOF GARDEN