

## 161m<sup>2</sup> Building for Sale in Limassol District

A premium office space, situated in an ideal location in the heart of Limassol, just a stone's throw away from Makarios Avenue. The modern design of the building incorporates the latest in sustainability and efficiency, with full-height glazing on each floor inviting natural light into the workspace. This office space offers sweeping views of the city and features its own spacious terrace, restroom, and kitchenette, providing a perfect space to relax and recharge. The double-height lobby creates a lasting impression and sets the tone for a comfortable and collaborative workspace that is sure to inspire creativity and productivity.



### Property Info

Covered Area	<b>161</b>
Floor Number	<b>4</b>
Energy Efficiency	<b>In Progress</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>331197</b>
Property type	<b>Building</b>
Construction Year	<b>2021</b>

### Amenities

#### Location

Region: **Limassol**  
 Coordinates: **34.6870424 / 33.0313128**

**Price: €1 123 355 + VAT**

VAT for this property is **€66,913** or **€213,437**. 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>~€41 534.20</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 977.00/m<sup>2</sup></b>		

**Representative: Century 21**

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€1 123 355 on May 3, 2024



