

## 468m<sup>2</sup> Office for Sale in Limassol District

This Office Building is strategically located on the Limassol motorway for easy access to Paphos, Larnaca, and Nicosia. The first-floor office space is designed for flexibility and productivity, emphasizing a pleasant working environment that enhances well-being. It offers modern amenities, including efficient heating and VRV/VRF air conditioning, top-notch security systems, and sustainable features like photo-voltaic panels contributing to 25% of its energy from renewable sources, earning it the designation of an Energy Class A Building. This office space is more than just a workplace; it's a dynamic and efficient workspace that effortlessly combines style with functionality to mat...



### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>468</b> |
| Floor Number      | <b>1</b>   |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|         |            |
|---------|------------|
| Parking | <b>Yes</b> |
|---------|------------|

### Additional info

|                  |               |
|------------------|---------------|
| Reference Number | <b>545587</b> |
| Property type    | <b>Office</b> |

### Amenities

### Location

Region: **Limassol**  
 Coordinates: **34.705496350336 / 33.026906251835**

## Price: €3 000 000 + VAT

VAT for this property is **€435,385** or **€570,000**. 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>~€116 600.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 410.00/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>            |
| Phone: <b>+35725267979</b> |              |            |                       |

## Price change history

€3 000 000 on May 3, 2024



