

## 1182m<sup>2</sup> Building for Sale in Limassol District

- Covered Area 1.182m<sup>2</sup>
- Covered Verandas 111m<sup>2</sup>
- Uncovered Verandas 219m<sup>2</sup>
- Total Building Area 2.329m<sup>2</sup>
- Fully Furnished Option
- In the heart of Limassol's Business Centre
- Advanced Technology Provisions
- Greenery
- VRV Cooling & Heating System
- Roof Top
- Kitchens
- Parkings in the Basement
- Storage



### Property Info

Covered Area	<b>1182</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>5356</b>
Property type	<b>Building</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- Elevator

### Location

Region: **Limassol**  
 Coordinates: **34.677152359563 / 33.039831454776**

## Price: €7 000 000 + VAT

VAT for this property is **€1,205,635** or **€1,330,000**. 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.

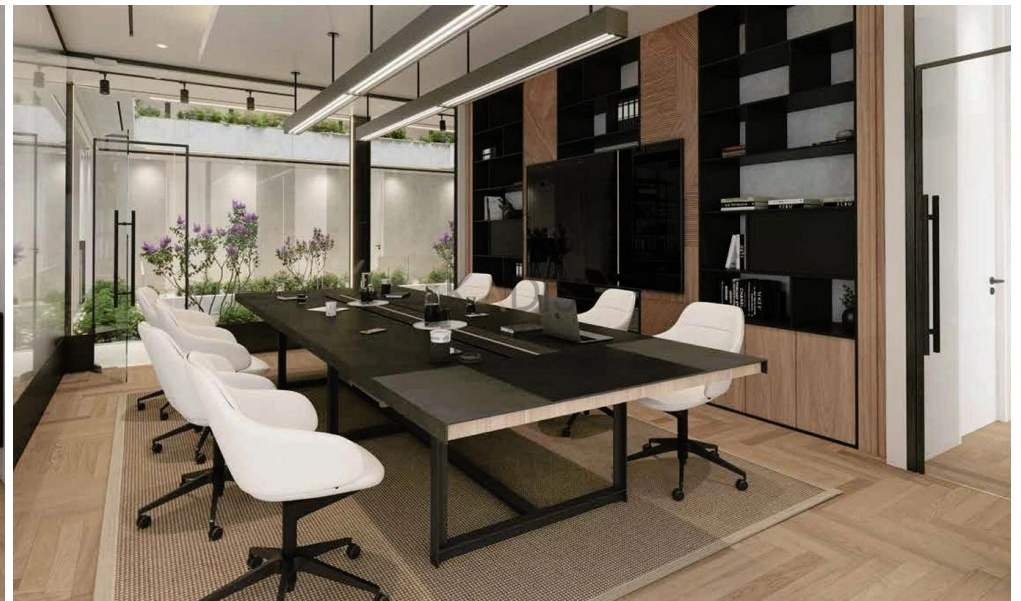
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 922.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

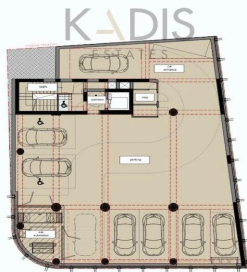
## Price change history

€7 000 000 on May 14, 2024



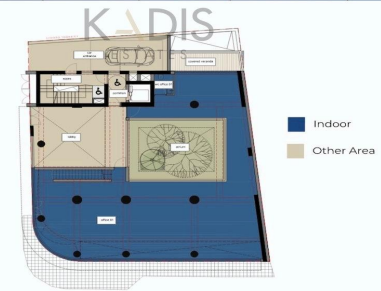
## | Basement

AREA	TYPE	INDOOR AREA	C O V E R E D Veranda	UNCOVERED V e randa	TOTAL AREA		
Eac Meters	Other		8.4		385.23		
Eac Substation			20.7				
Parking Area			305.3				
Car Lift			18				
Lobby			8.5				
S tair ccase			14.83				
Lift			5				
Risers			4.5				
TOTAL			0	385.23		0	385.23



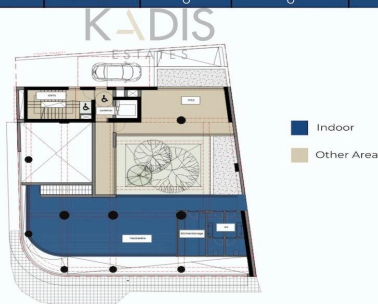
## | Ground Floor

AREA	TYPE	INDOOR AREA	C O V E R E D Veranda	UNCOVERED V e randa	TOTAL AREA	
Lobby Coommon	Other	50.7			357.35	
Ofce	Indoor	207.65				
S tair ccase		6.4	12.05	45.9		
Lobby		6				
S tair ccase	Other	18.9				
Lift		4.5				
Risers		3.2				
G arbage		2.05				
TOTAL			299.4	12.05		45.9



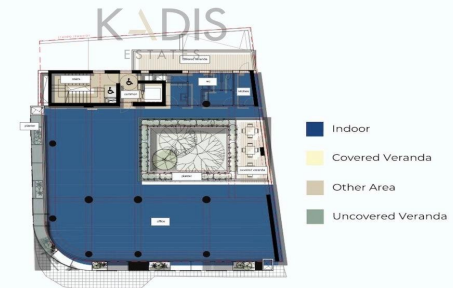
## Mezzanine

AREA	TYPE	INDOOR AREA	C O V E R E D Veranda	UNCOVERED V e randa	TOTAL AREA
Storage/ofce	Indoor	85			204.35
K itche n		11.55			
MEP		55.75			
WC		16.65			
Lobby		6			
S tair ccase	Other	18.9			
Lift		4.5			
Risers		6			
TOTAL		204.35	0	0	204.35



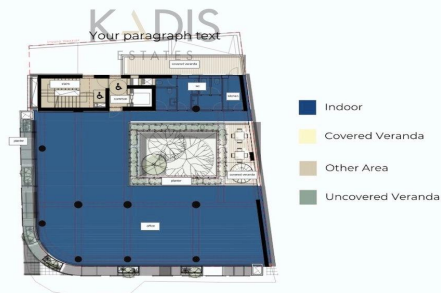
## | First Floor

AREA	TYPE	INDOOR AREA	C O V E R E D Veranda	UNCOVERED V e randa	TOTAL AREA
Ofce	Indoor	227.2			343.4
K itche n		7.35	3.4	19.4	
WC		20.05			
Lobby		6			
S tair ccase	Other	18.9			
Lift		4.5			
Risers		6			
TOTAL		290	3.4	19.4	343.4



## Third Floor

AREA	TYPE	INDOOR AREA	COVERED Veranda	UNCOVERED Veranda	TOTAL AREA
Office	Indoor	227.2	31.15	19.3	340.45
Kitchen		7.35			
WC		20.05			
Lobby	6				
Staircase	Other	18.9			
Lift		4.5			
Risers		6			
<b>TOTAL</b>		<b>290</b>	<b>31.15</b>	<b>19.3</b>	<b>340.45</b>



## Rooftop

AREA	TYPE	INDOOR AREA	COVERED Veranda	UNCOVERED Veranda	TOTAL AREA
WC Roof	Indoor	10.4			356.89
Storage/office		24.1			
Lobby	Other	6			
Staircase		18.9			
Lift		4.5			
Risers		6			
Roof Garden				116.55	
MEP			133		
Roof Top			37.44		
<b>TOTAL</b>		<b>69.9</b>	<b>0</b>	<b>286.99</b>	<b>356.89</b>

