

## 175m<sup>2</sup> Commercial for Sale in Limassol District

- Luxury Modern Hi-Tech Investment Office for sale in a Central Location in Limassol.
- The property occupies a prominent and attractive position and benefits from a High level of visibility and accessibility!
- Easy access to the Highway and next to all amenities (Restaurants, Food, Banks, Shops etc)
- NO VAT !
- Return On Investment: 5%
- Rented for: 10 Years (Option to renew for another 10 years) !
- 6% Increase of Rent amount every 2 Years !

### Full Office Description:

1. Raised flooring – special order from Italy, ceramic tiles black metallic

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### Property Info

Covered Area **175**  
 Heating **Yes**  
 Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **20651**  
 Property type **Other Commercial**  
 Construction Year **2001-2010**

### Amenities

- Air Conditioning

### Location

Region: **Limassol**

## Price: €1 300 000 + VAT

VAT for this property is **€91,000** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 429.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€1 300 000 on May 23, 2024







