

## 1114m<sup>2</sup> Office for Sale in Limassol District

Modern Luxury Renovated Offices!

Centrally Located (just opposite the beach)

Total of: 1.114m<sup>2</sup> (3 Levels – Ground, 1st & 2nd Level)

Beautiful Sea view from the executive offices on the 2nd Level

Offers easy access to Limassol's main road network and the main highway

Controlled Private Parking space for 23 cars

Large Public Parking space within walking distance to the office

Walking Distance to the beach

2 strong rooms

Walking Distance to amenities (kiosks, restaurants, cafes, etc)

Access Controls

Security alarm system

Security Cameras system

Title Deeds ready !

The above offices are VA...

### Property Info

Covered Area **1114**

Heating **Yes**

Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **30819**

Property type **Office**

Condition **Pre-Owned**

Construction Year **2020**

### Amenities

- Air Conditioning

### Location

Region: **Limassol**

## Price: €4 700 000 + VAT

VAT for this property is **€804,400** or **€893,000**. 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>~€184 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 219.00/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

€4 700 000 on May 23, 2024













