

## 399m<sup>2</sup> Commercial for Sale in Limassol - Mesa Geitonia

A new project in a well-known business area of Limassol. Convenient access and proximity to main highways.

Automated control of power supply, lighting, ventilation, and air conditioning systems.

Particular attention was paid to security during the project development: an access control system is provided, as well as a video surveillance system at all the entrances to the premises, the adjacent territory, parking, and the lobby. There is a parking access system with license plate recognition.

Key Features

Total project area of: 12,250 m<sup>2</sup>

7 floors

2-level underground parking - 3,067 m<sup>2</sup>

Spacious lobby with custom interior design and ceiling ...

### Property Info

Covered Area **399**  
Heating **Yes**  
Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **44698**  
Property type **Other Commercial**  
Condition **Under Construction**  
Construction Year **2024**

### Amenities

- Air Conditioning

### Location

**Location:** Limassol - Mesa Geitonia Region: **Limassol**

## Price: €3 190 000 + VAT

VAT for this property is **€438,205** or **€606,100**. 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>€7 995.00/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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€3 140 000 on May 23, 2024

€3 190 000 on Oct 12, 2024









