

## 3100m<sup>2</sup> Building for Sale in Limassol District

New Luxury Modern Office Building!

Prime Location with easy access and many parking places!

### Property Description

Total plot area of : 1.755 m<sup>2</sup>

Covered useful area: 3.100 m<sup>2</sup>

5 floors

underground parking

Pure ceiling height of 3 m

Useful roof with a garden and a sitting area – Roof Garden

Maintenance floor, server rooms, and an archive

Whole Building is Long Term Rented to One Solid Company with 4% ROI

### Property Info

Covered Area	<b>3100</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1755</b>
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### Additional info

Reference Number	<b>28278</b>
Property type	<b>Building</b>
Construction Year	<b>2021</b>

### Amenities

- Air Conditioning

### Location

Region: **Limassol**

## Price: €35 000 000 + VAT

VAT for this property is **€6,412,903** or **€6,650,000**. 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>~€1 396 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 290.00/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

€35 000 000 on May 24, 2024

