

## 564m<sup>2</sup> Office for Sale in Limassol District

Luxurious seafront office with panoramic views.

Ideally located in the seafront with easy access and walking distance to all amenities e.g. famous restaurants, banks, cafes, etc.

### Key Features

Beautiful seaview

High level security systems

Access controls

Concierge at the lobby of the building

Highest speed fiber-optic internet connection

Structure cabling

Full Air-conditioning

CCTV in common areas

Fresh air and exhaust ventilation system with heat recovery

Reception area

Conference room

Kitchen area

Server room

Storage area

Glass partitions

### AVAILABILITY

Office 2nd floor

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### Property Info

Covered Area **564**

Heating **Yes**

Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **46786**

Property type **Office**

Condition **Pre-Owned**

Construction Year **2001-2010**

- Air Conditioning

**Location**

Region: **Limassol**

## Price: €7 580 300 + VAT

VAT for this property is **€1,158,012** or **€1,440,257**. 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>~€299 812.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€13 440.00/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

€7 580 300 on May 26, 2024





