

## 420m<sup>2</sup> Office for Sale in Limassol - Linopetra

Luxury ready office in Prime Location in Linopetra area, Limassol with easy access to the Highway!

Internal Covered: 420 sqm

Veranda: 325 sqm

Big Store room: 175 sqm

Parkings: 10 (including 9 underground)

A fully operational working office consisting of reception area, several separate offices, large luxury board room, meeting room, kitchen and 4 toilets. There is a large storage in the basement (175m<sup>2</sup>).

325m<sup>2</sup> uncovered veranda with the potential to close this and add more office space.

- Convenient Layout
- Structure Cabling
- Full A/C
- Alarm System
- Security Systems

### Property Info

Covered Area **420**

Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **46697**

Property type **Office**

Condition **Pre-Owned**

Construction Year **2001-2010**

### Amenities

- Storage room

### Location

**Location:** Limassol - Linopetra Region: **Limassol**

## Price: €1 950 000 + VAT

VAT for this property is **€273,000** or **€370,500**. 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>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 643.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€2 450 000 on May 26, 2024

€1 950 000 on Jul 5, 2024











