

## **2892m<sup>2</sup> Building for Sale in Limassol District**

Beautiful Commercial Office Building located on a prime avenue in the City Center – walking distance to all amenities (Cafe, Shops, Banks, Food, Bus Stops etc).

### Key Features:

- Total Building Covered area: 2.892m<sup>2</sup> – Total Usable area: 1.550m<sup>2</sup>
- Ground Floor: 330m<sup>2</sup> + 5 Office Floor of 240m<sup>2</sup> (Each)- 2 Basements (1.120m<sup>2</sup>) with Gated Entrance for Parking Spaces
- Lobby/ Reception area
- Modern Glass Partitions
- Full Air-conditioning
- Raised flooring
- Structure Cabling
- Access Controls

## Price: €6 550 000 + VAT

VAT for this property is **€1,196,938** or **€1,244,500**. 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>~€258 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 265.00/m<sup>2</sup></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

€6 550 000 on Jun 18, 2024







