

## 147m<sup>2</sup> Office for Sale in Limassol - Kapsalos

Commercial office space for sale in the heart of Limassol, at Agias Fylaxeos street.

Office room 1: 6 Offices with extensions and drawers, 6 office chairs, AC, one big shelve.

Office room 2: 2 Offices with extensions and drawers, 2 office chairs, AC, two shelves.

Office room 3: 2 Offices with extensions and drawers, 2 office chairs, AC.

Office room 4: 1 Office with extension and drawer, 1 office chairs, AC.

Conference Room: 1 Conference table, 8 conference chairs, AC.

Reception Area: 1 Reception, 1 chair, 1 couch, 2 armchairs, 1 shelve, AC.

Kitchen

Server room with rack and AC

2 WC

10 sqm store

2 covered parking



### Property Info

Covered Area **147**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **21418**  
 Property type **Office**  
 Condition **Pre-Owned**

### Amenities

- Elevator

### Location

**Location:** Limassol - Kapsalos  
 Coordinates: **34.691758957307 / 33.035724786959**

Region: **Limassol**

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 197.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€500 000 on Jul 1, 2024  
 €470 000 on Mar 18, 2025





