

## 304m<sup>2</sup> Office for Sale in Limassol District

- Internal Area 303.5m<sup>2</sup>
- Covered Verandas 39.8m<sup>2</sup>
- 2 W/C
- Kitchen
- Storage
- Open Plan
- Modern Design
- Sea View
- Energy Efficiency "A"
- 5-minute walk to the Limassol Marina with its posh restaurants and boutiques
- 5 minutes walk to the historical center of Limassol with its rich cultural life



### Property Info

### Plot / Area Info

Covered Area **304**  
Air Conditioning **All rooms, Yes**

### Additional info

Reference Number **6832**  
Property type **Office**  
Condition **Brand New**  
Bathrooms **2**  
View **Sea view**

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.678146216271 / 33.049612460718**

## Price: €3 400 000 + VAT

VAT for this property is **€411,132** or **€646,000**. 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>None</b>                     | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€11 184.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€3 710 000 on Jul 25, 2024

€3 400 000 on Aug 7, 2025



