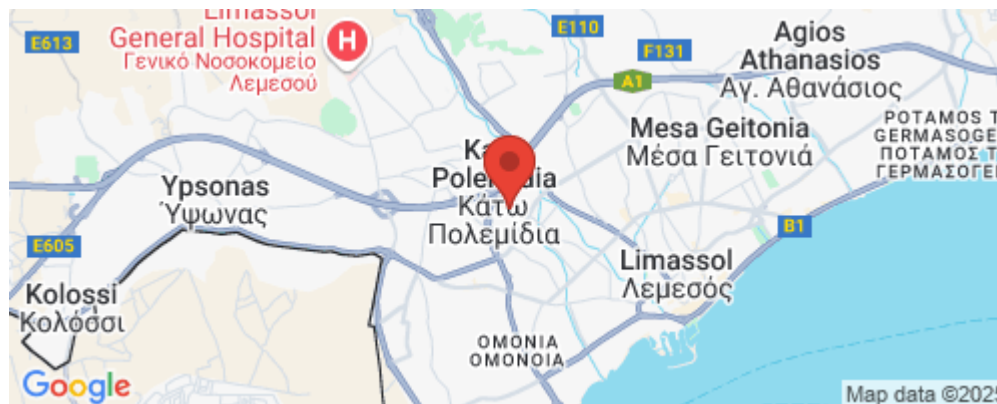


## 968m<sup>2</sup> Building for Sale in Kato Polemidia, Limassol District

Introducing a new office building located in the vibrant Kato Polemidia area, just a 5-minute walk from popular amenities such as Ikea, Jumbo, Alpha Mega, and McDonald's. This prime location offers convenient access to main roads, the highway, and Spyrou Kyprianou Street. The building features a modern and beautiful design across three floors, including a welcoming lobby, a basement with covered parking, and a scenic roof terrace. This exceptional property combines functionality with aesthetic appeal, making it an ideal choice for businesses seeking a strategic and stylish workspace.

1st floor with the ground floor (atrium) for a total area of 260m<sup>2</sup>.

2nd floor total area...



### Property Info

Covered Area	<b>968</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>1079500</b>
Property type	<b>Building</b>

### Amenities

### Location

**Location:** Kato Polemidia      Region: **Limassol**  
**Coordinates:** **34.6868296 / 33.011533**

## Price: €4 700 000 + VAT

VAT for this property is **€791,037** or **€893,000**. 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>~€184 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 855.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€17 360 on Jul 28, 2024

€4 700 000 on Jan 8, 2025

