

1390m² Building for Sale in Limassol District

Office Building in Makariou area, Limassol. The property is situated close to a plethora of amenities and services. In addition, it enjoys excellent access to the Limassol city center and the motorway.



The building has a five floors with a total internal covered area of 1440 sq.m. Each floor has an office area of 180 sq.m, Kitchen and 2 w.c. facilities. Also, the building has 8 parking spots, Luxury entrance with reception areas and Roof garden with wc and kitchen facilities.

Extra: double glazing windows, Electric door-phones, Electric gates, Solar panels for communal areas, Provision for air conditioning, Provision for alarm-systems, Provision for cameras.

| Property Info | | Plot / Area Info | | Additional info | |
|----------------------------------|------------------------|----------------------|-----------------------|--|--------------------------------|
| Covered Area Air Conditioning | 1390 All rooms, Yes | Plot area Parking | 477 Uncovered, Yes | Reference Number Property type Condition | 42019 Building Brand New |

Amenities Location

• Elevator Region: **Limassol**

Coordinates: **34.6877063** / **33.0549404**



Price: €8 550 000 + VAT

VAT for this property is €1,495,327 or €1,624,500. 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 | Excluded | Title transfer fee None | Common evnences New | None |
|-----|----------|---------------------------------|--------------------------------------|------|
| | | Price per SQM €6 151.0 0 | Common expenses Non O/m ² | |

Representative: Kalogirou Real Estate

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| License number | 569/E | Legal name | N/A |

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Price change history

€5 950 000 on Aug 5, 2024 €8 550 000 on Aug 25, 2024





