

## 549m<sup>2</sup> Office for Sale in Limassol - Agia Fyla

Reference ID: #SA34805 Price details: €3,100,000 Ultra modern luxurious offices for sale in Agia Phyla area, Limassol district. For sale the 2nd and 3rd floor. A Very Prime Location: The building has excellent accessibility via the Limassol highway bypass in all directions. Alongside the main highway and adjacent to the Agia Phyla and Mesa Geitonia roundabouts. Easy Accessibility for both employees and clients from all Limassol suburbs as well as from Nicosia, Larnaca and Paphos. KEY FEATURES PER FLOOR:- 466 m<sup>2</sup> indoor area and 83m<sup>2</sup> covered verandas (Whole Floor office)- Every floor consist from office area of reception / lobby area, three conference rooms, open office space, ten offices, ... X

**Property Info**

Covered Area	<b>549</b>
Covered Veranda	<b>83</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>N/A</b>

**Plot / Area Info**

Parking	<b>Yes</b>
---------	------------

**Additional info**

Reference Number	<b>SA34805</b>
Property type	<b>Office</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2024</b>

**Amenities**

- Storage room

**Location**

**Location:** Limassol - Agia Fyla  
**Coordinates:** **34.705561312188 / 33.030869431304**

Region: **Limassol**

## Price: €3 100 000 + VAT

VAT for this property is **€470,421** or **€589,000**. 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 Price per SQM	<b>None</b> <b>€5 647.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€2 755 000 on Aug 6, 2024

€3 100 000 on Apr 5, 2025

