

## 735m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

Reference ID: #SA35031  
Price details: €4,777,500 +VAT  
Office for sale with a total covered area of 735 sq.m. located on one of the busiest streets in Limassol. Each of the offices has a private entrance. Current condition of the building: The building currently has 4 shops on the ground floor and 2 offices on the first floor. Once the permits are issued, separate titles will also proceed based on a special power of attorney held by the owner. Titles are expected to proceed once the building permit application is filed. Construction of 3 floors: Second Floor: 576 sqm plus 159 sqm covered verandas. Total 735 sqm covered. Sale Price: 4,777,500 Euros  
Third Floor: 672 sqm plus 228 sqm covered veranda...

### Property Info

Covered Area	<b>735</b>	Parking	<b>Yes</b>	Reference Number	<b>SA35031</b>
Total Number of Floors	<b>2</b>			Property type	<b>Office</b>
Energy Efficiency	<b>N/A</b>			Condition	<b>Brand New</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Athanasios  
Region: **Limassol**  
Coordinates: **34.699095835782 / 33.073585242456**

## Price: €4 777 500 + VAT

VAT for this property is **€771,225** or **€907,725**. 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>€6 500.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€4 777 500 on Sep 10, 2024

