

## 1031m<sup>2</sup> Building for Sale in Limassol - Katholiki

With 4 floors of offices and 1 duplex apartment with a private roof garden, project is set to change the meaning of mix used buildings with its futuristic design and high-quality finishes. Located in Makarios Avenue, you cannot choose a more central location in Limassol. 

A GROUND FLOOR OF RETAIL SHOPS, FIVE STORIES OF OFFICES AND A DOUBLE STOREY APARTMENT.

An Overall Surface of 1,289.6 m<sup>2</sup>

Office Area: 715.5 m<sup>2</sup>

Residential Area: 206.8 m<sup>2</sup>

Circulation Area: 172 m<sup>2</sup>

Mechanical Area: 195.3 m<sup>2</sup>

Outdoor Area: 257.9 m<sup>2</sup>

### Property Info

### Plot / Area Info

Covered Area **1031**  
 Uncovered Veranda **257.9**  
 Total Number of Floors **7**

### Additional info

Reference Number **6659**  
 Property type **Building**  
 Condition **Under Construction**  
 Construction Year **2026**

### Amenities

### Location

**Location:** Limassol - Katholiki      Region: **Limassol**  
**Coordinates:** **34.687614748718 / 33.043574749089**

## Price: €11 000 000 + VAT

VAT for this property is **€1,865,946** or **€2,090,000**. 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>€10 669.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€11 000 000 on Sep 10, 2024

