

## 4177m<sup>2</sup> Building for Sale in Limassol District

Introducing a state of the art brand new commercial building for sale in the magnificent Germasogeia tourist area. The property is divided in the ground level and four floors all covering a total of 4177 sqm internal area, sitting on a 1760 sqm plot. The ground floor consists of a large lobby with four toilets and a kitchenette, while each floor has two large open plan offices, with two toilets and a kitchenette each. The building also offers 23 dedicated private parking spaces.



### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>4177</b>                 |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>1760</b>         |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>23957</b>     |
| Property type    | <b>Building</b>  |
| Condition        | <b>Brand New</b> |
| View             | <b>Sea view</b>  |

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.696947812166 / 33.088155493328**

**Price: €28 000 000 + VAT**

VAT for this property is **€5,179,229** or **€5,320,000**. 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>€6 703.00/m<sup>2</sup></b> |                 |             |

**Representative: Kazo Real Estate**

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

**Price change history**

€22 500 000 on Sep 12, 2024

€28 000 000 on Apr 1, 2025



