

## 451m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

For sale a room for a store (0 floor + mezzanine) in a luxury business center. The commercial complex is located on Spyrou Kyprianou Avenue, one of the busiest streets in the prestigious area of Limassol city center. There are many office buildings with representatives of various financial, legal, insurance and IT companies. The room consists of three shops with a total indoor covered area of the lower level: 637 m<sup>2</sup> plus a mezzanine of 336m<sup>2</sup>. Covered parking for 16 cars. Technical specification: Earthquake-resistant natural stone floor in common areas. The floors and walls in the toilet are made of ceramic tiles. High-standard plumbing from well-known brands. Raised floor for the street wi...

### Property Info

Covered Area **451**  
Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **112714**  
Property type **Office**  
Condition **Brand New**

### Amenities

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €3 610 000 + VAT

VAT for this property is **€517,807** or **€685,900**. 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>€8 004.00/m<sup>2</sup></b>		

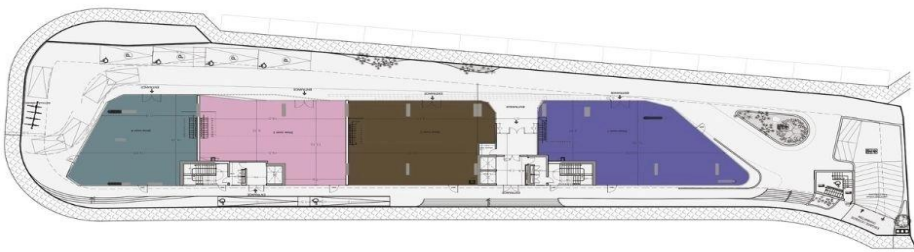
## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: + <b>35796644888</b>			

## Price change history

€3 610 000 on Oct 3, 2024

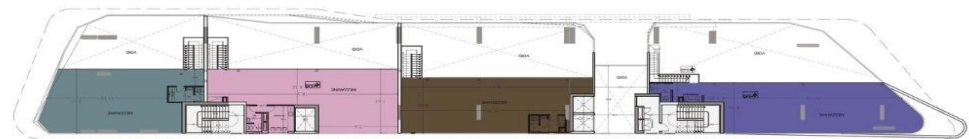




Ground Floor

Covered inside area, m <sup>2</sup>	
shop 1	265,0
shop 2	233,0
shop 3	212,0
shop 4	189,0
Total covered area, m <sup>2</sup>	
shop 1	393,0
shop 2	349,0
shop 3	318,0
shop 4	300,0

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MEZZANINE

Covered veranda / mezzanine, m <sup>2</sup>	
shop 1	128,0
shop 2	116,0
shop 3	106,0
shop 4	111,0
Covered Parking Place	
shop 1	7
shop 2	6
shop 3	5
shop 4	5