

## 200m<sup>2</sup> Office for Sale in Limassol District

An exceptional opportunity to acquire a versatile commercial property in one of Limassol's most sought-after locations. Nestled between notable landmarks like Alpha Mega Linopetras and the fire station, making it easy to find and recognize.

This two-storey, 200 sqm office or retail space boasts excellent frontage on the bustling Griva Digeni Street, positioned conveniently between Alpha Mega Linopetras and the fire station.

**Key Features** 

Situated in a high-traffic area, offering maximum exposure and easy accessibility for both staff and customers.

Open-plan layout

The first floor boasts high ceilings, and currently, the second floor covers only half o...

Property Info			Plot / Area Info Additional info	Additional info	
	Covered Area	200	Reference Number	er <b>54183</b>	
	Furnishing	Furnished	Property type	Office	
	Heating	Yes	Condition	<b>Pre-Owned</b>	
Air Conditioning <b>Yes</b>			Construction Year	1991-2000	

**Amenities** Location

• Storage room Region: **Limassol** 



Price: €1 350 000 + VAT

VAT for this property is €114,750 or €256,500. 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.

\/AT	Evaluded	Title transfer fee	~€50 <b>600.0</b> 0	Common ovnonces	None
VAT	Excluded	Price per SQM	€6 750.00/m²	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
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## **Price change history**

€1 350 000 on Oct 4, 2024















