

## 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

Covered Area **200**  
 Furnishing **Furnished**  
 Heating **Yes**  
 Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **54183**  
 Property type **Office**  
 Condition **Pre-Owned**  
 Construction Year **1991-2000**

### Amenities

- Storage room

### Location

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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 750.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€1 350 000 on Oct 4, 2024





