

## 119m<sup>2</sup> Office for Sale in Kamares, Larnaca District

It is a 17-storey commercial building in the newly emerging Central Business District of Larnaca. This elegant building features whole-floor offices, office automation, a gym and a ground floor cafeteria. It is a serviced commercial development with office-hours reception, 35 parking spaces and is a gated project with controlled access. Commercial offices on the 1st, 2nd, 3rd and 4th floors.

- internal area 119 sq.m
- common area 44 sq.m
- 3 parking spaces..



### Property Info

Covered Area	<b>119</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>15</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>2132</b>
Property type	<b>Office</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>

### Amenities

- Parking

### Location

**Location:** Kamares  
**Coordinates:** **34.916871157074 / 33.607514626488**

Region: **Larnaca**

## Price: €712 889 + VAT

VAT for this property is **€35,644** or **€135,449**. 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>€5 991.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€715 000 on Sep 23, 2023  
 €712 889 on Aug 26, 2024





