

## 240m<sup>2</sup> Office for Sale in Limassol - Neapolis

### Key Features

- \* Open workspace with glass partitions ready to move in
- \* Internal Area: 240 m<sup>2</sup>
- \* Covered verandas: 40 m<sup>2</sup>
- \* Dedicated kitchen area
- \* Ground-floor reception with professional staff
- \* Central heating and cooling system with inverted VRV technology
- \* Fire alarm and extinguishing systems
- \* 2 parking spaces

### Technology & Security

- \* Structured cabling and high-speed connectivity
- \* Lighting automation
- \* Heat recovery ventilation
- \* Videophone system, access control, and CCTV in common areas
- \* Advanced burglar alarm system

### Building Features

- \* 7 floors of premium office spaces (con...

#### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>240</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

#### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

#### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9119</b>      |
| Property type    | <b>Office</b>    |
| Condition        | <b>Brand New</b> |
| View             | <b>Sea view</b>  |

#### Amenities

#### Location

**Location:** Limassol - Neapolis Region: **Limassol**

## Price: €3 540 000 + VAT

VAT for this property is **€362,850** or **€672,600**. 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>€14 750.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€3 540 000 on Jan 15, 2025







