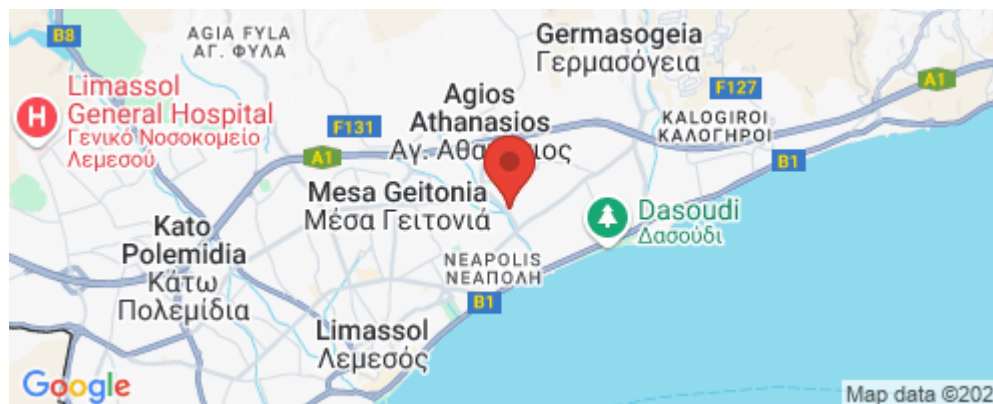


## 420m<sup>2</sup> Office for Sale in Limassol - Agios Athanasios

The property under study lies on Ayios Athanasios avenue and forms part of Toumazis Linopetra Commercial Centre, at Ayios Stylianos quarter, within the municipal boundaries of Ayios Athanasios, in the district of Limassol. It is located within the area known as Kampos. The wider area of the property is known as Linopetra.



### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>420</b>            |
| Uncovered Veranda | <b>325</b>            |
| Energy Efficiency | <b>B</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>4562</b>      |
| Property type    | <b>Office</b>    |
| Condition        | <b>Pre-Owned</b> |

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.697504903409 / 33.064613653947**

## Price: €1 950 000 + VAT

VAT for this property is **€273,000** or **€370,500**. 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>~€74 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 643.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€2 450 000 on Sep 24, 2023

€1 950 000 on Jul 4, 2024









