

## 620m<sup>2</sup> Office for Sale in Limassol District

Modern Class A Business Center in Limassol



Type: Business Center

City: Limassol

Area: City Center

### Overview

This cutting-edge 8-storey Class A business center is strategically located in the heart of Limassol's City Center, one of the city's most prestigious business districts. Designed with modern style and functionality in mind, the building offers an excellent opportunity for businesses seeking a premium, well-equipped workspace.

### Building Features

- Offices and Retail Spaces:
  - 14 modern offices designed for optimal functionality and comfort.
  - 2 retail spaces, ideal for client-facing businesses.
- &#8211;...

| Property Info | Plot / Area Info | Additional info |
|---------------|------------------|-----------------|
|---------------|------------------|-----------------|

|                   |            |         |            |                   |               |
|-------------------|------------|---------|------------|-------------------|---------------|
| Covered Area      | <b>620</b> |         |            | Reference Number  | <b>234454</b> |
| Covered Veranda   | <b>106</b> |         |            | Property type     | <b>Office</b> |
| Floor Number      | <b>7</b>   | Parking | <b>Yes</b> | Construction Year | <b>2028</b>   |
| Energy Efficiency | <b>A</b>   |         |            |                   |               |

**Amenities****Location**Region: **Limassol**Coordinates: **34.6740726 / 33.0439273**

## Price: €4 020 000 + VAT

VAT for this property is **€627,639** or **€763,800**. 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>~€157 400.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 484.00/m<sup>2</sup></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

€4 020 000 on Jan 28, 2025





