

## 358m<sup>2</sup> Office for Sale

Modern Landmark Business Center in Limassol

Type: Business Center

City: Limassol

Area: Central Business District

### Overview

This distinctive and modern 8-story landmark is strategically situated on Spyrou Kyprianou Avenue in Limassol's thriving central business district. With its striking curved design, the project seamlessly combines style and functionality, offering 18 premium office spaces and exceptional communal amenities.

### Key Features

- Office Spaces:
- 18 premium offices designed for efficiency and comfort.
- Shell & Core finishes allow complete customization to suit your business needs.
- Ro...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>358</b> |
| Covered Veranda   | <b>37</b>  |
| Floor Number      | <b>7</b>   |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

Parking **Yes**

### Additional info

|                   |               |
|-------------------|---------------|
| Reference Number  | <b>234467</b> |
| Property type     | <b>Office</b> |
| Construction Year | <b>2028</b>   |

### Amenities

### Location

## Price: €2 561 000 + VAT

VAT for this property is **€336,364** or **€486,590**. 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>~€99 040.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 154.00/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

€2 561 000 on Jan 28, 2025





