

## 300m<sup>2</sup> Building for Sale in Limassol - Agios Athanasios

A new office building comprising shops and offices situated on Kolonakiou Street. The building offers uncovered underground parking and is designed to cater to modern business needs.

The building includes secure basement parking and is located approximately 1,000 meters from the sea.

Offices range:

Ground floor 170 m

Mezzanine 130 m

Plot 570m

Fully renovated

### Property Info

Covered Area

**300**

Furnishing

**Unfurnished**

Energy Efficiency

**A**

### Plot / Area Info

Plot area

**570**

### Additional info

Reference Number

**235324**

Property type

**Building**

Condition

**Pre-Owned**

Construction Year

**2016**

### Amenities

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €2 400 000 + VAT

VAT for this property is **€288,000** or **€456,000**. 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>~€92 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 000.00/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

€2 400 000 on Feb 25, 2025



Floor plan ground floor

