

## 600m<sup>2</sup> Building for Sale in Limassol District

A fully refurbished office building in the center of town. The building consists of basement, ground floor which also has a small back garden, mezzanine and 1st floor. Each floor is approximately 150sqm. So, a total of 600sqm. There is also a roof garden with a BBQ area, Pergola, toilet and shower room and artificial grass which we have not counted as part of the sqm.

The building can be rented in its entirety or as 2 separate offices (1 company can take the basement and ground floor and a separate company can take the mezzanine and first floor).

All floors will share the lobby, elevator and ground floor entrance and have access to the roof garden.

There is a kitchen...

| Property Info    | Plot / Area Info | Additional info               |
|------------------|------------------|-------------------------------|
| Covered Area     | 600              | Reference Number 235354       |
| Floor Number     | 4                | Property type <b>Building</b> |
| Air Conditioning | All rooms, Yes   | Condition Pre-Owned           |

Amenities Location

Region: Limassol



Price: €2 500 000 + VAT

VAT for this property is €387,500 or €475,000. 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 | Excluded | Title transfer fee | ~€ <b>96 600.00</b> | Common expenses | Nama |
|-----|----------|--------------------|---------------------|-----------------|------|
|     |          | Price per SOM      | €4 167.00/m²        |                 | None |

## **Representative: MySpace**

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## **Price change history**

€2 500 000 on Feb 25, 2025

















