

## 604m<sup>2</sup> Office for Sale in Limassol - Agia Fyla

Office for sale on the ground floor in a building under construction, Agia Fyla district, Limassol. It is located next to Limassol Highway. Special attention was paid to the equipment of modern office premises and spacious parking lots. Office space with a total area of 597 m<sup>2</sup>. The covered area is 468 m<sup>2</sup> and the covered parking is 74 m<sup>2</sup>. There are 11 parking spaces. On the floor there are two kitchens, two men's and two women's toilets.

### Property Info

Covered Area **604**

Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **129467**

Property type **Office**

Condition **Brand New**

### Amenities

### Location

**Location:** Limassol - Agia Fyla Region: **Limassol**

## Price: €2 625 000 + VAT

VAT for this property is **€407,483** or **€498,750**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 346.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

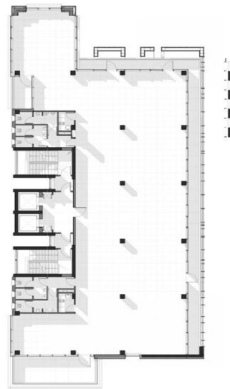
## Price change history

€2 625 000 on Feb 27, 2025



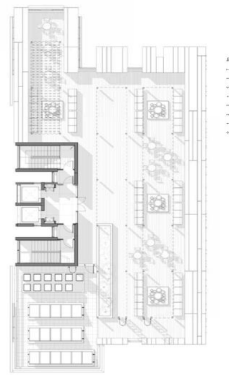


TYPICAL OFFICE LAYOUT FLOORS 2 TO 5



2ND - 5TH FLOOR

ROOF GARDEN



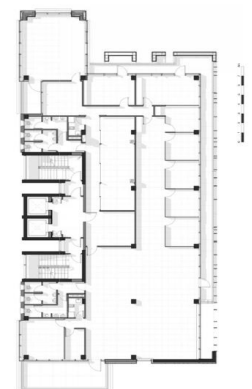
ROOF GARDEN

GROUND FLOOR



GROUND FLOOR

FIRST FLOOR



FIRST FLOOR - SHOWING INDICATIVE PARTITIONING