

241m² Office for Sale in Limassol - Neapolis

The office is currently rented with a return on investment 6.5% per year.
Also we have on the 4th floor the same office available for sale or for rent.



Including:

- Conference TV Wall
- Open Area Workspace
- Kitchen area
- Glass Partitions
- Videophone system
- CCTV in common areas
- Access control system
- Lighting automation system E.I.B KNX
- Security system (burglar alarm)
- Full installation of central heating and cooling system (inverted VRV).
- Fire alarm system.
- Fire extinguishing system.
- Fresh air and exhaust ventilation system with heat recovery.

SERVICES

Property Info

Covered Area **241**
 Heating **Central Heating, Yes**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **25466**
 Property type **Office**
 Condition **Pre-Owned**
 View **Sea view**

Amenities

Location

Location: Limassol - Neapolis
 Region: **Limassol**
 Coordinates: **34.687968163738 / 33.068227314846**

Price: €3 650 920 + VAT

VAT for this property is **€375,545** or **€693,675**. 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	~€142 636.80	Common expenses	None
		Price per SQM	€15 149.00/m²		

Representative: Kazo Real Estate

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Price change history

€3 650 920 on Apr 9, 2025



