

## 241m<sup>2</sup> 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

Our reception on the ground flo...

### Property Info

Covered Area	<b>241</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>25466</b>
Property type	<b>Office</b>
Condition	<b>Pre-Owned</b>
View	<b>Sea view</b>

**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	<b>Excluded</b>	Title transfer fee	<b>~€142 636.80</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€15 149.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€3 650 920 on Apr 9, 2025





