

## 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/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€3 650 920 on Apr 9, 2025



