### **164m<sup>2</sup> Office for Sale in Limassol - Agios Nicolaos**

Office for sale in Agios Nikolaos, Limassol. It consists of 133-137 m2 of covered interior space and 31 m2 of covered terrace. It has 3 bathrooms, 1 of which is for the disabled, a kitchen, VRV heating and air conditioning systems, security systems, an intercom and 2 parking spaces (parking spaces in the underground and basement floors). The office is located in a good area, close to services and amenities, has an energy efficiency certificate A.

| Property Info              | Plot / Area Info Addit | itional info  |           |
|----------------------------|------------------------|---------------|-----------|
| Covered Area 164           | Refer                  | erence Number | 158482    |
| Energy Efficiency <b>A</b> | Prope                  | perty type    | Office    |
|                            | Condi                  | dition        | Brand New |
|                            |                        |               |           |

| Amenities | Location                            |                  |
|-----------|-------------------------------------|------------------|
|           | Location: Limassol - Agios Nicolaos | Region: Limassol |



### Price: €1 100 000 + VAT

VAT for this property is €68,146 or €209,000. 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<br>Price per SQM | None<br>€6 707.00/m² | Common expenses | None |  |  |  |  |
|---------------------------------|-------------|-------------------------------------|----------------------|-----------------|------|--|--|--|--|
| Representative: DOM Real Estate |             |                                     |                      |                 |      |  |  |  |  |
| Registratio                     | on number   | 397                                 | Email                | info@dom.com.cy |      |  |  |  |  |
| License nu                      | umber       | 338/E                               | Legal name           | N/A             |      |  |  |  |  |
| Phone: +3                       | 35796644888 |                                     |                      |                 |      |  |  |  |  |

### **Price change history**

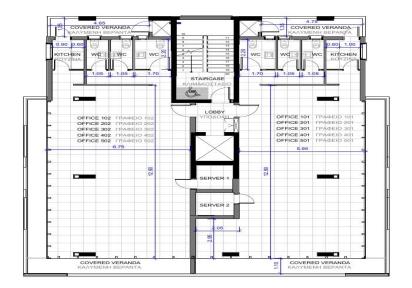
€1 100 000 on Jun 4, 2025

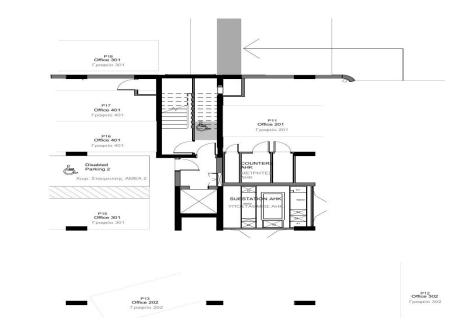
# INDEX



# INDEX

#### www.index.cy - All Cyprus Real Estate





P14 ice 202 φείο 202