

## 1072m<sup>2</sup> Office for Sale in Limassol - Neapolis

Prime Seafront Office space for Sale - Kanika Enaerios Complex, Limassol ☎

Internal Area: 1,072 m<sup>2</sup>

Rental Yield: 8.2%

Parking: 15 On-Site + 3 Public Permits

Fully Renovated in 2022 - Ready in 4 Months

VAT-Exempt | 2 Separate Title Deeds

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Strategically located in the prestigious Kanika Enaerios Complex on Limassol's vibrant seafront promenade, this office space offers an unbeatable blend of visibility, accessibility, and prestige.

Perfect for investors or owner-occupiers, the building features:

- ✓ Seafront pedestrian access
- ✓ 2 Kitchenettes, 2 Strong Rooms, 2 Storage Rooms

## Price: €4 700 000 + VAT

VAT for this property is **€800,929** or **€893,000**. 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€184 600.00</b> <b>€4 384.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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## Price change history

€4 700 000 on Jun 18, 2025





