

## 171m<sup>2</sup> Commercial for Sale in Limassol

This beautiful modern office is situated in the city center, in 100 meters to the sea. The office windows are facing the sea and the most popular seacoast promenade. Office consists of 2 floors, is fully operational. Modern furniture and all necessary office equipment is included. Conditioner system Daikin. Avaya Telephony System. Office has a beautiful glass terrace, kitchen for the personnel, parking of the complex + 2 private parking. The office can comfortably accommodate a staff of 10 people. Title deed is available. Office is rented out from 01st of March 2021 to 01st of March 2024 for €3000 (meaning the profit is 3.3%).



### Property Info

Covered Area	<b>171</b>
Covered Veranda	<b>18</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

### Additional info

Reference Number	<b>L42-1</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Limassol

Region: **Limassol**

Coordinates: **34.6848431 / 33.0601922**

## Price: €1 100 000 + VAT

VAT for this property is **€73,912** 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	<b>Excluded</b>	Title transfer fee	<b>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 433.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725314237, +35797977765</b>			

## Price change history

€1 100 000 on Aug 26, 2025

