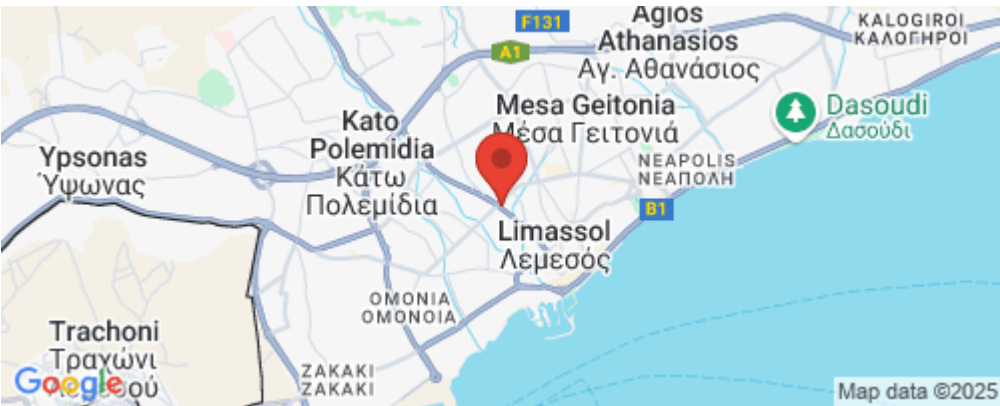


200m² Office for Sale in Limassol - Katholiki

Reference ID: #SA32438Price details: €775,000Fully equipped luxury office of 200m2 for sale on the 4th floor of the building and renovated to the highest standard combining modern innovative open workspace.The asset consists of office, part of a multi-storey mixed use development in Katholiki area, in Limassol district.The immediate area consists of mixed residential and commercial developments, with buildings consisting of shops/ restaurants/ showrooms on the ground floor and offices/ apartments on the upper floors.7.5% yield – Excellent InvestmentYear of build 1982



Property Info

|                        |     |
|------------------------|-----|
| Covered Area           | 200 |
| Total Number of Floors | 4   |
| Energy Efficiency      | N/A |

Plot / Area Info

|         |    |
|---------|----|
| Pool    | No |
| Parking | No |

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | SA32438   |
| Property type    | Office    |
| Condition        | Pre-Owned |

Amenities

Location

Location: Limassol - Katholiki  
Coordinates: 34.683143456377 / 33.031200172949

Region: Limassol

## Price: €775 000 + VAT

VAT for this property is **€65,875** or **€147,250**. 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>~€27 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 875.00/m²</b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€675 000 on Oct 19, 2023  
 €775 000 on Dec 23, 2023



