

## 200m<sup>2</sup> Office for Sale in Limassol - Katholiki

Reference ID: #SA32438 Price details: €775,000 Fully equipped luxury office of 200m<sup>2</sup> 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 Investment Year of build 1982

### Property Info

Covered Area	<b>200</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Pool	<b>No</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>SA32438</b>
Property type	<b>Office</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Limassol - Katholiki

Region: **Limassol**

Coordinates: **34.683143456377 / 33.031200172949**

## 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



