

## 195m<sup>2</sup> Office for Sale in Limassol - Neapolis

Reference ID: #SA32311 Price details: €2,400,000 For sale office space with a sea view located in a business center close to Enaerios, opposite the beach and near Makariou Avenue. The covered area 174 sq. m plus 21 sq. m covered veranda. The office consists of a reception area, meeting room, 3 separate offices, open-plan space, server room, kitchen and 2 WC. It has VRV air-conditioning system, parquet floor and double glazed windows. The building was renovated and has a generator, CCTV camera and security access with cards. The office has 1 underground parking and nearby there is a large car park owned by the municipality. Available with Title Deed. The office is currently rented.



### Property Info

Covered Area	<b>195</b>
Covered Veranda	<b>21</b>
Total Number of Floors	<b>1</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>SA32311</b>
Property type	<b>Office</b>
Condition	<b>Pre-Owned</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Neapolis  
**Coordinates:** **34.685222422787 / 33.061364293098**

Region: **Limassol**

## Price: €2 400 000 + VAT

VAT for this property is **€197,538** or **€456,000**. 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>~€92 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€12 308.00/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

€2 400 000 on Oct 19, 2023





