

## 324m<sup>2</sup> Office for Sale in Limassol - City Center

Reference ID: #22647 Price details: €800,000 This investment opportunity relates to an office unit with a total surface of 324m<sup>2</sup>, located on the 1st floor of a commercial building in the heart of Limassol city centre. The building comprises of commercial units at ground floor level and office units on the upper floors and also accommodates parking area at basement level. Currently the office unit is occupied on a monthly rent of €2.500 per month. The Property is freehold and a separate title deed for the office unit is available. Year of construction 1997



### Property Info

Covered Area **324**  
Energy Efficiency **N/A**

### Plot / Area Info

Pool **No**  
Parking **Covered, Yes**

### Additional info

Reference Number **22647**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

- Storage room

### Location

**Location:** Limassol - City Center      Region: **Limassol**  
**Coordinates:** **34.67912314634 / 33.025472249305**

## Price: €800 000 + VAT

VAT for this property is **€100,148** or **€152,000**. 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>~€28 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 469.00/m<sup>2</sup></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>
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## Price change history

€700 000 on Oct 19, 2023

€800 000 on Dec 23, 2023

