

## 391m<sup>2</sup> Office for Sale in Limassol District

- Office 102 -Total area of 447.54 m2.
- Total covered Area: 391 m2
- Office area 252.75 m2
- Covered veranda 138.54 m2
- Uncovered veranda 56 m2
- 2 parking places



252.75 m2 covered area x 4500 €/ m2 = 1,137,375 €  
 138.54 m2 covered veranda x 3150 €/m2 = 436,400 €  
 56 m2 uncovered verandah x 1350 €/m2 = 75,600 €  
 2 parking places x 8000 € = 16,000 €

FOR SALE Total: 1,649,375€

Reason to buy now:

Very hard to find offices at Kolonakiou street which is the most popular commercial road in Limassol that make it rare to find commercial offices( at only 4500 per square meter no vat).

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### Property Info

Covered Area **391**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **15787**  
 Property type **Office**  
 Condition **Brand New**

### Amenities

### Location

Region: **Limassol**  
 Coordinates: **34.694789137864 / 33.067312209865**

## Price: €1 649 375 + VAT

VAT for this property is **€224,796** or **€313,381**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 218.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

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## Price change history

€1 649 375 on Dec 18, 2025



