

## 495m<sup>2</sup> Office for Sale in Limassol District

Office 101 - Total area of 517.27 m<sup>2</sup>

- Total covered Area 495 m<sup>2</sup>
- Office area 432.35 m<sup>2</sup>
- Common areas 63.52
- Uncovered veranda 22.40.
- 5 parking areas

495.87 m<sup>2</sup> x 4500 € = 2,231,415 €

22.40 x 1350 € = 30240 €

5 parking x 8000 € = 40,000 €

FOR SALE Total = 2,301,655 €

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).

Title deed yet its in the process to issue and this is the reason the price is currently low subject to change at any ti...

### Property Info

Covered Area  
Heating  
Air Conditioning

**495**

**Central Heating, Yes**

**All rooms, Yes**

### Plot / Area Info

Parking

**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**15788**

**Office**

**Brand New**

### Amenities

### Location

Region: **Limassol**

Coordinates: **34.694789137864 / 33.067312209865**

## Price: €2 301 655 + VAT

VAT for this property is **€339,668** or **€437,314**. 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>€4 650.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

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## Price change history

€2 301 655 on Dec 18, 2025







