


420m² Office for Sale in Limassol District

Introducing a modern and versatile office space in the heart of Limassol, near the bustling Kolonakiou Avenue. This expansive office unit boasts an impressive internal area of 420 square meters, providing a spacious and functional work environment for your business needs. 

Key Features:

Internal Area of 420 m2: With a generous internal area, this office space offers ample room for various office setups, including open-plan workspaces, private offices, meeting rooms, and collaborative areas. The flexible layout allows you to customize the space to meet your specific requirements.

Uncovered Balconies of 325 m2: Enjoy the benefit of outdoor spaces with large, uncovered ba...

| Property Info    |                | Plot / Area Info                               |              | Additional info  |           |
|------------------|----------------|--|--------------|------------------|-----------|
| Covered Area     | 420            | Parking  | Covered, Yes | Reference Number | 15816     |
| Air Conditioning | All rooms, Yes |  |              | Property type    | Office    |
|                  |                |  |              | Condition        | Pre-Owned |
| Amenities        |                | Location                                       |              |                  |           |
|                  |                | Region: Limassol                               |              |                  |           |
|                  |                | Coordinates: 34.699365181266 / 33.063340502533 |              |                  |           |

## Price: €1 950 000 + VAT

VAT for this property is **€273,000** or **€370,500**. 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>~€74 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 643.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€2 450 000 on Oct 23, 2023

€1 950 000 on Jul 4, 2024



















