

## 152m<sup>2</sup> Office for Sale in Limassol District

A unique opportunity for your business is available for rent in a prime central location, suitable for professional use such as a retail shop, offices, showroom, or other business activities.

□ Location – Unbeatable visibility and accessibility:

Situated on a busy street in the heart of the city, surrounded by commercial activity, with direct access to public transportation, banks, public services, cafes, restaurants, parking facilities, and shops.

□ Property Features:

Information building

Floors: 3

covered area : 152 sqm

Unc. Verandas: 10 sqm

Cover veranda: 5 sqm

ground floor: 58 m<sup>2</sup>

first floor : 50 m<sup>2</sup>

second fl...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>152</b>            |
| Covered Veranda        | <b>10</b>             |
| Uncovered Veranda      | <b>5</b>              |
| Total Number of Floors | <b>3</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>242577</b>    |
| Property type    | <b>Office</b>    |
| Condition        | <b>Pre-Owned</b> |

### Amenities

### Location

Region: **Limassol**

## Price: €700 000 + VAT

VAT for this property is **€36,289** or **€133,000**. 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>~€24 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 605.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€700 000 on Feb 25, 2026

