

## 837m<sup>2</sup> Building for Sale in Limassol - Katholiki

Excellent opportunity for a developing company to erect a luxury multi story purpose build offices building in the middle of Limassol right on Makarios III Avenue with services banks and all amenities at a walking distance. The existing building which can of course be renovated consists of the covered parking area ground floor with mezzanine 387sq.m the 1st floor 225sq.m and the 2nd floor 225sq.m . That s a total of 837sq.m of covered areas. The plot is 518sq.m and it falls in the Eß2 zone which is a commercial zone and for other services. The building density factor is 180 the cover coefficient is 50 6 floors are allowed over a maximum height of 24m As there is an existing building on ...

### Property Info

Covered Area **837**  
Energy Efficiency **C**

### Plot / Area Info

Plot area **518**

### Additional info

Reference Number **VL25107**  
Property type **Building**  
Condition **Brand New**

### Amenities

### Location

**Location:** Limassol - Katholiki Region: **Limassol**

## Price: €2 200 000 + VAT

VAT for this property is **€362,803** or **€418,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 628.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

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## Price change history

€2 200 000 on Oct 31, 2023





