

## 398m<sup>2</sup> Commercial for Sale in Limassol - Katholiki

This is a shop as part of a multi storey mixed use development in Katholiki area of Limassol. The total built area of the office and mezzanine is 398 sqm bearing an exclusive right of use of one parking spaces. The immediate area consists of mixed residential and commercial developments with buildings consisting of shops restaurants showrooms on the ground floor and offices apartments on the upper floors. The asset is currently leased. The building is adjacent to Archiepiskopou Leontiou Avenue on its south western boundary and to Lefkosia Street on its north eastern at a small distance south of Arch. Makariou III Avenue. It enjoys good accessibility to the wider area of Limassol and the s...

### Property Info

Covered Area	<b>398</b>
Total Number of Floors	<b>7</b>
Energy Efficiency	<b>D</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL21188</b>
Property type	<b>Other Commercial</b>
Condition	<b>Brand New</b>

### Amenities

### Location

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

## Price: €495 000 + VAT

VAT for this property is **€67,932** or **€94,050**. 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>€1 244.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€495 000 on Nov 2, 2023

