

## 231m<sup>2</sup> Building for Sale in Larnaca - Agios Nikolaos, Limassol District

For sale a building in the center of Limassol for commercial and residential use. It is located only 15 min walk from the prestigious Arch.Makariou III Avenue 7 min by car to the Marina of Limassol 9 min by car to the Cyprus University of Technology. Has nearby all the amenities needed for personal and commercial use. The perfect point that combines quiet closely to the center of Limassol avoiding the daily traffic. The building consists of One 3 bedroom apartment 108 m<sup>2</sup> on the first floor with two bathrooms spacious living room and kitchen parking balcony photos entire first floor front and back views . One 2 bedroom apartment 57 m<sup>2</sup> on the mezzanine floor one bathroom kitchen spacious...

### Property Info

Covered Area	<b>231</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>C</b>

### Plot / Area Info

Plot area	<b>249</b>
-----------	------------

### Additional info

Reference Number	<b>VL19878</b>
Property type	<b>Building</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

**Location:** Larnaca - Agios Nikolaos Region: **Limassol**

## Price: €995 000 + VAT

VAT for this property is **€98,595** or **€189,050**. 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>€4 307.00/m²</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

€995 000 on Nov 3, 2023



