

## 734m<sup>2</sup> Building for Sale in Limassol District

This building is located right in the heart of Limassol very close to Ygeia Policlinic. It consists of three floors The ground floor is a whole floor three bedroom apartment of 224 sq.m. The first floor has two 3 bedroom apartments of 240 sq.m. in total The third floor is a whole floor 3 bedroom apartment of 258 sq.m. All the apartments are very well maintained. The plot size is 608 sq.m. Kα3 140 building density 50 cover ratio maximum 4 floors height 17 meters All the apartments have separated title deeds. Suitable for smaller doctor offices apartments because of it s close proximity to the Policlinic.

### Property Info

Covered Area	<b>734</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>C</b>

### Plot / Area Info

Plot area	<b>608</b>
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### Additional info

Reference Number	<b>VL18139</b>
Property type	<b>Building</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### Amenities

- Balcony

### Location

Region: **Limassol**

## Price: €1 700 000 + VAT

VAT for this property is **€274,362** or **€323,000**. 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>€2 316.00/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

€1 700 000 on Nov 4, 2023





