

4 Bedroom House for Sale in Limassol District

Listed historical building with Town Planning and Building permit for designed to be transformed to 4 independent apartments. The property benefits from the 1990 Government directive which calculates remaining co efficient of 240 which gives the buyer the benefit of selling 550m2 at the market price 1000 per M2 at the moment based on the approved plans. Additionally another 85m2 can be sold when the restoration has finished in order to cover up to 50 of the recognised cost of restoration. For example if the cost of the building is recognised at 800 M2 then the restorer can sell 85m2 at 800 M2.

Property Info

Covered Area	190
Total Number of Floors	1
Energy Efficiency	F

Plot / Area Info

Plot area **309**

Additional info

Reference Number	VL17939
Property type	House
Condition	Brand New
Bathrooms	1

Amenities

Location

Region: **Limassol**

Price: €795 000 + VAT

VAT for this property is **€63,182** or **€151,050**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 184.00/m²		

Representative: Nicolaou Estates

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

Price change history

€795 000 on Nov 4, 2023

