

## 98m<sup>2</sup> Commercial for Sale in Limassol District

An opportunity to acquire a retail unit just off Anexartisias street in a popular shopping center. Its currently rented for 700 pcm. Has a licence for change of use for a cafe and has unused building density of approximately 3 floors 70m2 each. This has to be confirmed with the local building regulation authorities.

### Property Info

### Plot / Area Info

Covered Area **98**

### Additional info

Reference Number	<b>VL17246</b>
Property type	<b>Other Commercial</b>
Condition	<b>Brand New</b>

### Amenities

### Location

Region: **Limassol**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>€2 653.00/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

€220 000 on Nov 5, 2023  
 €260 000 on Dec 22, 2023

