

## 300m<sup>2</sup> Building for Sale in Germasogeia, Limassol District

This mixed use building consists of shops on the ground level with upper level house.

This is a perfect investment for combined office/shop premises or for Development.

532m<sup>2</sup> plot SIZE

KA7, 80% building density and 45% coefficient, 3 floors, 13.5 metres height.



Property Info		Plot / Area Info		Additional info	
Covered Area	<b>300</b>	Plot area	<b>532</b>	Reference Number	<b>17184</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Building</b>
				Condition	<b>Pre-Owned</b>

Amenities	Location
	<b>Location:</b> Germasogeia      Region: Limassol Coordinates: <b>34.6997318 / 33.0873408</b>

## Price: €1 250 000 + VAT

VAT for this property is **€150,000** or **€237,500**. 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 Price per SQM	<b>~€46 600.00</b> <b>€4 167.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€1 250 000 on Dec 24, 2023

