

## 720m<sup>2</sup> Building for Sale in Limassol - Agios Nicolaos

This lovely building needs renovation and can be renovated to offices or apartments. Corner plot, consisting of 2 ground level shops of 61m<sup>2</sup> and 141m<sup>2</sup> the upper level of 4 floors has 4 x 3 bedroom apartments of 142m<sup>2</sup> covered. There is rear parking, roof terrace with sea views, and area for the Lift if required. Walking distance to all amenities and the shops, easy access to the beach road and the highway. The building is in relatively good condition and could be a good investment opportunity.



### Property Info

Covered Area **720**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **625**  
Parking **Covered, Yes**

### Additional info

Reference Number **17591**  
Property type **Building**  
Condition **Pre-Owned**

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Nicolaos      Region: **Limassol**  
Coordinates: **34.6927253 / 33.0577984**

## Price: €1 850 000 + VAT

VAT for this property is **€297,542** or **€351,500**. 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	<b>~€70 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 569.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€1 850 000 on Dec 24, 2023

