

## 1083m<sup>2</sup> Commercial for Sale in Limassol - Agia Zoni

A fabulous 3 storey building with basement, approximately 20years old, of good construction and quality, renovated 3 years ago, for sale in the prime location of Limassol. Plot size 948m<sup>2</sup>, Covered area of building 1,083m<sup>2</sup> Building density 160% and 50% coverage allowing 5 floors (17,30). The building accesses 2 roads. 7 shops on the ground level, 4 apartments on the 1st level, 4 bedroom Penthouse on the 2nd level. Commercial planning zone.



### Property Info

|                        |                             |
|------------------------|-----------------------------|
| Covered Area           | <b>1083</b>                 |
| Total Number of Floors | <b>3</b>                    |
| Furnishing             | <b>Unfurnished</b>          |
| Heating                | <b>Central Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>948</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                         |
|------------------|-------------------------|
| Reference Number | <b>B-95462</b>          |
| Property type    | <b>Other Commercial</b> |
| Condition        | <b>Pre-Owned</b>        |

### Amenities

#### Location

**Location:** Limassol - Agia Zoni      Region: **Limassol**  
**Coordinates:** **34.68606561 / 33.04394539**

## Price: €2 200 000 + VAT

VAT for this property is **€375,341** or **€418,000**. 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>~€84 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 031.00/m<sup>2</sup></b> |                 |             |

## 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> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€2 200 000 on Sep 4, 2023

