

## 814m<sup>2</sup> Building for Sale in Limassol - AgiaTriada

This building is in the heart of the old town Molos area and walking ( 30 metres) distance to the sea. The building is fully loaded with all the necessary office facilities from raised floors, server rooms, VRV, security code entry, CCTV cameras, generator, round Ground floor parking 200m<sup>2</sup> 1st-2nd-3rd floor offices 162m<sup>2</sup> each floor 4th floor 88m<sup>2</sup> with uncovered veranda 76m<sup>2</sup> Top floor with roof terrace 40m<sup>2</sup> with uncovered veranda 62m<sup>2</sup>. Structural solid foundations and re enforced columns give the possibility for 2 extra floors in the future, subject to building density changes in near future and or building density being transferred from listed building.



### Property Info

Covered Area	<b>814</b>
Covered Veranda	<b>190</b>
Uncovered Veranda	<b>190</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>271</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>B-102591</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Limassol - AgiaTriada

Region: **Limassol**

Coordinates: **34.678511885128 / 33.047665447083**

## Price: €3 900 000 + VAT

VAT for this property is **€640,386** or **€741,000**. 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>~€152 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 791.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€3 900 000 on Sep 4, 2023





