


394m² Building for Sale in Limassol - Agios Spyridon

Great Opportunity for InvestmentCommercial building with yearly revenue 6%.The Building consists of 7 connected shops, which is currently being rented from a big company as one large shop. The internal area is 394sqm, plus 197sqm mezzanine and another 690sqm for basement which can be used as a parking space for 17 cars or as a storage. As the land registry gives 100% density and allowance for 3 floors, new owner can build another 2 floors of total area approx. 393sqm. There might be an opportunity, upon request to the government, a licence to be received for an extra floor. More parking space on the ground floor for another 6 cars (2cover and 4 uncovered). Plenty more parking space in f... 

Property Info

Covered Area	394
Total Number of Floors	1
Furnishing	Unfurnished
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	787.5
Parking	Covered, Yes

Additional info

Reference Number	B-103982
Property type	Building
Condition	Pre-Owned

Amenities

Location

Location: Limassol - Agios Spyridon Region: **Limassol**
Coordinates: **34.65658176 / 32.97923821**

Price: €1 650 000 + VAT

VAT for this property is **€225,556** or **€313,500**. 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	Excluded	Title transfer fee	~€62 600.00	Common expenses	None
		Price per SQM	€4 188.00/m²		

Representative: FOX

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Price change history

€1 650 000 on Jul 14, 2023

