

## 330m<sup>2</sup> Commercial for Sale in Limassol - Omonoia

Mixed use building, located in one of the most central roads close to Limassol Marina and Casino Resort is now available. The building which is around 33 years old, with internal covered areas 330sqm, is divided into a ground floor shop with internal area 220sqm and a 2 bedroom apartment around 110sqm. The plot which the building sits on is 628sqm, mixed use with 2 zones, commercial and residential offering a building density 140% and cover ratio 50% and an allowance to build up to 4 floors. Suitable for any investor to build shops, offices or apartment block as the area is one of the most sought after now in Limassol. It is very important to note that there is no vat. X

**Property Info**

Covered Area	<b>330</b>	Plot area	<b>628</b>	Reference Number	<b>B-118347</b>
Total Number of Floors	<b>2</b>			Property type	<b>Other Commercial</b>
Furnishing	<b>Unfurnished</b>			Condition	<b>Pre-Owned</b>

**Amenities****Location**

**Location:** Limassol - Omonoia      Region: **Limassol**  
**Coordinates:** **34.6670005 / 33.0127645**

## Price: €1 200 000 + VAT

VAT for this property is **€151,636** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 636.00/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

€850 000 on Jul 14, 2023

€1 200 000 on Jan 18, 2024

