

## 408m<sup>2</sup> Building for Sale in Limassol - Agia Zoni

A Unique Opportunity to purchase an Investment Building Situated in the heart of Limassol in one of the most sought after locations. This is a fully renovated Two Storey Building with a 240% building factor, 70% coverage and a 4 floor allowance. 13.1metres. Situated just a 7 minute walk to the Limassol Marina, Beach & Old Town, and close to the Law courts, sat on a very busy well known street surrounded by a plethora of shops, banks and restaurants. Ground Floor1) A shop with 2 rooms, kitchen & WC, with separate entrance from main street, internal area



### Property Info

Covered Area	<b>408</b>
Covered Veranda	<b>50</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **208**

### Additional info

Reference Number	<b>B-119702</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Air Conditioning

### Location

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

**Price: €1 475 000 + VAT**

VAT for this property is **€204,331** or **€280,250**. 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>~€55 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 615.00/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**

€1 250 000 on Jul 11, 2023  
€1 475 000 on Nov 18, 2025







