

## 590m<sup>2</sup> Building for Sale in Limassol - Zakaki

Modern and stylish building available in the up and coming area of Zakaki. Conveniently located near the new Casino, Mall of Cyprus and Lady's Mile Beach. It is currently fully operational as a SPA Centre and has a high clientele base. It boasts potential for a Medical Clinic, SPA, Beauty Centre or similar. A convenient layout consisting of reception with sitting area, 8 separate rooms, kitchen and three bathrooms on the ground level. The first level has an additional 10 rooms with 3 bathrooms. The basement is ideal for parking which currently hosts storage areas and 10 parking spots. An additional floor can be constructed as there is a building density factor of 100...



### Property Info

Covered Area	<b>590</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>

### Plot / Area Info

Plot area	<b>521</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>B-103328</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

#### Location

**Location:** Limassol - Zakaki                      Region: **Limassol**  
**Coordinates: 34.65661512 / 33.00258625**

## Price: €2 750 000 + VAT

VAT for this property is **€424,619** or **€522,500**. 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	<b>Excluded</b>	Title transfer fee	<b>~€106 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 661.00/m<sup>2</sup></b>		

## Representative: FOX

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

€2 700 000 on Sep 4, 2023  
 €2 750 000 on Feb 21, 2026



