

## 430m<sup>2</sup> Commercial for Sale in Potamos Germasogeias, Limassol District

This 2-storey building features a covered basement, a ground floor consisting of open space offices, 1st floor 2 separate areas which may be used for office or residence or both. You may build an additional floor if required. The building has 20 meters of main road frontage and is situated onto the main access routes from the highway, beach and city centre. Ideal for investment and European passport purposes as you may include residency as there are two title deeds and separate entrances to the building. Title deeds are clear building is mortgage free ready for immediate transfer. Specifications Plot size 499 sqm Building zone EB6 Building factor 120% Coverage 50% Height 13.5 Covered are...



### Property Info

Covered Area	<b>430</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>499</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>B-103755</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.70203587 / 33.08680773**

## Price: €2 200 000 + VAT

VAT for this property is **€310,558** or **€418,000**. 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>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 116.00/m²</b>		

## Representative: FOX

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

€2 200 000 on Sep 4, 2023

