

430m² 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		Plot / Area Ir	nfo	Additional info	
Covered Area	430			Reference Number	B-103755
Total Number of Floors	2	Plot area	499		Other Commercial
Furnishing	Unfurnished	Parking	Covered, Yes	Property type Condition	Pre-Owned
Air Conditioning	All rooms, Yes			Condition	

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.

	Evoluded	Title transfer fee	~€84 600.0 0	Common ovnonces	
	Excluded	Price per SOM	€5 116.00/m ²	Common expenses	None

Representative: FOX

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd

Phone: +35726940150, +35725267777, +35725760781

Price change history

€2 200 000 on Sep 4, 2023





