

## 700m<sup>2</sup> Building for Sale in Limassol - Katholiki

This asset sits on a corner plot of 738m<sup>2</sup> on commercial avenue.

Prime commercial avenue.

Consists of 4 shops on the frontal façade and 3 shops at the side.

Large mezzanine area and 350m<sup>2</sup>, 5 bedroom penthouse which can be incorporated into the mezzanine area as commercial office space.

EB1, 180% building density and 50% coefficient allowing 6 floors of 24 meters height.

Walking distance to all amenities.



### Property Info

Covered Area **700**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **738**  
 Parking **Covered, Yes**

### Additional info

Reference Number **18962**  
 Property type **Building**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Limassol - Katholiki      Region: **Limassol**  
 Coordinates: **34.673856 / 33.0436035**

## Price: €1 700 000 + VAT

VAT for this property is **€272,000** or **€323,000**. 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>~€64 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 429.00/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

€2 100 000 on Feb 15, 2024  
 €1 700 000 on Nov 18, 2025

