

## 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> |
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**Price change history**

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

