


## 200m<sup>2</sup> Commercial for Sale in Limassol - AgiaTriada

Mixed use stone building in the old town of Agia Triada area in Limassol on a commercial road. The building has one shop and a house on the ground level and an upper floor house. The building needs renovation. It has 180 % Building density, 70 % coverage ratio, 3 floor allowance and 10 metre height. It is very good opportunity. 

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>200</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>266</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                         |
|------------------|-------------------------|
| Reference Number | <b>B-114122</b>         |
| Property type    | <b>Other Commercial</b> |
| Condition        | <b>Pre-Owned</b>        |
| Bathrooms        | <b>2</b>                |

### Amenities

### Location

**Location:** Limassol - AgiaTriada      Region: **Limassol**  
**Coordinates:** **34.6801914 / 33.0493426**

## Price: €1 200 000 + VAT

VAT for this property is **€102,000** or **€228,000**. 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>~€44 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 000.00/m²</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

€1 200 000 on Sep 4, 2023

