

## 848m<sup>2</sup> Building for Sale in Limassol District

This well maintained building is on a main commercial avenue in the heart of the city.



Corner plot of 602m<sup>2</sup>

Two shops combined total 220m<sup>2</sup> and recently renovated

Mezzanine 110m<sup>2</sup>

A side entrance to the two apartments,

3 bedroom 127m<sup>2</sup> with 21m<sup>2</sup> balcony

2 bedroom 77m<sup>2</sup> with 14m<sup>2</sup> balcony

Basement 279m<sup>2</sup>.

### Property Info

Covered Area

**848**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Plot area

**602**

Parking

**Covered, Yes**

### Additional info

Reference Number

**24337**

Property type

**Building**

Condition

**Pre-Owned**

### Amenities

- Elevator

### Location

Region: **Limassol**

Coordinates: **34.6941201 / 33.0150894**

## Price: €2 500 000 + VAT

VAT for this property is **€413,090** or **€475,000**. 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>~€96 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 948.00/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

€2 500 000 on Mar 13, 2024

