

## 260m<sup>2</sup> Building for Sale in Limassol District

This unique commercial building, located in the sought-after area of Apostolou Petrou & Pavlou, presents a rare investment opportunity. With a design that supports both commercial and residential purposes, the property offers two spacious levels, each with 130 sq.m. of versatile space, making it ideal for a variety of uses. Both the ground and upper floors feature three rooms, a separate kitchen equipped with electrical appliances, and a generous lobby area. The ground floor includes a convenient storage room in the parking area, while the second floor, accessible via internal stairs, features a rear balcony. Additionally, the building offers a rooftop garden with a BBQ area and extra...



### Property Info

Covered Area **260**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **260**  
 Parking **Covered, Yes**

### Additional info

Reference Number **24727**  
 Property type **Building**  
 Condition **Pre-Owned**  
 Bathrooms **4**

### Amenities

#### Location

Region: **Limassol**  
 Coordinates: **34.6885193 / 33.033173**

## Price: €870 000 + VAT

VAT for this property is **€95,031** or **€165,300**. 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>~€31 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 346.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€910 000 on Apr 12, 2024  
 €870 000 on Nov 18, 2025





