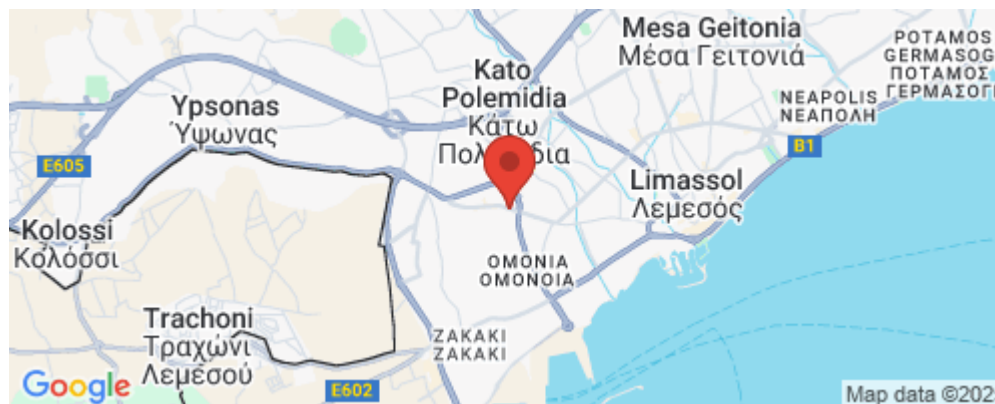


## 582m<sup>2</sup> Building for Sale in Limassol - Agios Spyridon

The property is a three-storey mixed-used building in Agios Spyridon. It is located on Pafou street, 180m from Omonoias avenue and 1,5km from the highway.



The ground floor consists of two shops, with a total covered area of 194sqm (97 sqm each shop) and a mezzanine of 82sqm.

The 1st floor consists of one office and one apartment. Each unit has an enclosed area of 97 sqm. The office comprises an open plan area, 2 office spaces, and 2 toilet. The apartment has an open plan living and dining area, kitchen, a bathroom and 2 bedrooms which the main one has en-suite facilities.

The 2nd floor consists of two apartments with a covered area of 97sqm each. Both apartments on th...

Property Info		Plot / Area Info		Additional info	
				Reference Number	7952
Covered Area	582			Property type	Building
Energy Efficiency	N/A	Plot area	521	Condition	Pre-Owned
				Construction Year	1991-2000
Amenities	Location				
	Location: Limassol - Agios Spyridon			Region: Limassol	
	Coordinates: 34.675499779379 / 33.009657542836				

## Price: €1 500 000 + VAT

VAT for this property is **€230,876** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 577.00/m²</b>		

## Representative: GoGordian (Gordian Servicing)

Registration number	<b>N/A</b>	Email	<b>seraclidou@gordianservicing.com</b>
License number	<b>N/A</b>	Legal name	<b>GoGordian (Gordian Servicing)</b>
Phone: <b>+35780004321, +35722812065</b>			

## Price change history

€1 500 000 on Jul 19, 2023



