

## 1200m<sup>2</sup> Commercial for Sale in Famagusta - Agia Napa, Limassol District

This unbelievable jewel is a marvel of an architecture building belonging in an old romantic era. 

The property is located only a stones throw from the sea and is within walking distance to all amenities.

This amazing Building has huge potentials. It can be diverted to a posh restaurant, wine bar, or to build an extension to the building for offices, or residential building and to create a blending of old and new architecture.

Huge Building In a Big Plot.

Who will purchase it will generate a great income as it is a unique investment adding value year by year.

Only serious interested parties to contact us

### Property Info

Covered Area **1200**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1030**

### Additional info

Reference Number **25073**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Famagusta - Agia Napa      Region: **Limassol**  
**Coordinates: 34.674295965132 / 33.045626024938**

**Price: €8 500 000 + VAT**

VAT for this property is **€1,466,250** or **€1,615,000**. 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>~€336 600.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 083.00/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**

€8 500 000 on May 16, 2024

