

## 700m<sup>2</sup> Building for Sale in Limassol District

Located in heart of Limassol's city center, this commercial building is now available for sale. In a prime location, just few meters from city center and all the amenities including banks, retail shops, hospitals and many more. The property sits on a plot of 518m<sup>2</sup>. On the main shop you can find 4 W/C and a small kitchen for the staffs' needs. In above shops there are 4 apartments: note that the flats 3 & 4 are empty. While flat 1 until November 2018 and flat 2 until mid 2019 expire their contracts.

The whole building is for sale.

Plot 518 m<sup>2</sup>

New Building 6 floors and 24 m height

Building 180%

Area Cover 50%

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>700</b>	Plot area	<b>518</b>	Reference Number	<b>17318</b>
				Property type	<b>Building</b>
				Condition	<b>Pre-Owned</b>
				Construction Year	<b>1990 and older</b>
Amenities				Location	
• Storage room				Region: <b>Limassol</b>	

## Price: €2 000 000 + VAT

VAT for this property is **€320,000** or **€380,000**. 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>~€76 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 857.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€3 300 000 on May 22, 2024

€2 000 000 on Jan 15, 2025

