

## 451m<sup>2</sup> Commercial for Sale in Limassol District

Building for sale in City Center close to all amenities, few minutes from the beach, Limassol Marina and Molos area!!

Ground floor shop – 208m<sup>2</sup> in total with 9.5 meters street frontage

The property was rented out as a restaurant and has all the necessary permits including: Building permit, CTO license, Food and alcoholic beverage license and license to operate as a restaurant. It has capacity of 90 people with its current configuration. Alternatively it can also operate as a normal shop or an office.

Mezzanine office – 243m<sup>2</sup> in total, access by different entrance, by elevator and a staircase.

Rented as office to a solid company: 3.000 euro per month...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>451</b>	Plot area	<b>345</b>	Reference Number	<b>17926</b>
				Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>
<b>Amenities</b>		<b>Location</b>			
		Region: <b>Limassol</b>			

## Price: €1 200 000 + VAT

VAT for this property is **€172,124** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 661.00/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

€1 200 000 on May 22, 2024



