

## 3622m<sup>2</sup> Commercial for Sale in Limassol - Agios Athanasios

This property is located in the prestige area of Agios Athanasios.

This great structure building (12 years old) its sitting on a large plot of 1533m<sup>2</sup> with many parking places and consist of 4 floors.

This property its a great investment opportunity with ROI more than 5% .

The lower basement there is personel rooms, kitchen with dinning area, w.c, shower , storage rooms, laundry and boiler and generator room.

At the basement level there is a paved yard, an entrance hall, dinning area, the main kitchen with cool box fridge, 8 guest rooms (all with private shower and w.c.), store rooms and laundry room.

The ground floor comprises of verandas, an entra...

Property Info		Plot / Area Info		Additional info	
Covered Area	3622	Plot area	1533	Reference Number	16414
				Property type	Other Commercial
				Condition	Pre-Owned
				Construction Year	2001-2010
Amenities		Location			
		Location: Limassol - Agios Athanasios Region: Limassol			

## Price: €3 600 000 + VAT

VAT for this property is **€663,128** or **€684,000**. 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>~€140 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€994.00/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

€3 600 000 on May 22, 2024





