

## 670m<sup>2</sup> Commercial for Sale in Limassol District

Beautiful Building in Great Condition, Located on a well-known Commercial Street, in Yermasoyia Tourist area!

The Building can be sold as a Whole or Half.

The Building is fully separated in 2 parts:

one the Right and one on the Left (Each Part has exactly the same sq. meters and is completely independent, with separate entrances)

Whole Building: 670m<sup>2</sup> (435m<sup>2</sup> covered area + 235 basement) -> PRICE: €2,3mil.

Half Building: 335m<sup>2</sup> (217,5m<sup>2</sup> covered area + 117,5 basement) -> PRICE: €1,15mil.

Building is Currently Fully Rented to different Comapnies.

Yield on asking price is: 4,85%

### Property Info

Covered Area

**670**

### Plot / Area Info

Plot area

**439**

### Additional info

Reference Number

**25957**

Property type

**Other Commercial**

Condition

**Pre-Owned**

Construction Year

**2001-2010**

### Amenities

### Location

Region: **Limassol**

**Price: €1 150 000 + VAT**

VAT for this property is **€182,455** or **€218,500**. 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>~€42 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 716.00/m<sup>2</sup></b>		

**Representative: 1st Class Homes**

Registration number

**690**

Email

**info@1stclass-homes.com**

License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**Phone: **+35725310243, +35770000889****Price change history**

€1 150 000 on May 22, 2024

