

## 286m<sup>2</sup> Building for Sale in Limassol - Omonoia

The property consists of 2 stores on the ground floor of a total area of 164 m<sup>2</sup> with a mezzanine of 122 m<sup>2</sup> (based on the Architectural Plans).

In addition, there is an inexhaustible building density of 536sqm.

At the back of the building there is an extension of the terrace for the construction of floors with a larger area than the ground floor.

Available parking spaces. Title deed Available.

### Property Info

Covered Area	<b>286</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>583</b>
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### Additional info

Reference Number	<b>36317</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Omonoia Region: **Limassol**

## Price: €650 000 + VAT

VAT for this property is **€75,773** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 273.00/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

€650 000 on May 22, 2024

