

## 292m<sup>2</sup> Building for Sale in Limassol District

Listed historical building and 2 commercial shops sold as one entity situated in the center of Limassol walking distance to the sea, marina and all amenities. The building was built in 1856 and was used as a house and the two shops used to be stables. The property can be renovated and transformed into office spaces, apartments, restaurant or a boutique hotel. The total covered area of the Listed building is 292m<sup>2</sup> with a density of 160%, the plot size of the shops is 160m<sup>2</sup> with a density of 160%.

Being a listed building the property doesn't have any capital gain tax or any VAT.

The property is also eligible for a government subsidy.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**292**

Plot area

**80**

Reference Number

**30106**

Property type

**Building**

Condition

**Pre-Owned**

Construction Year

**1990 and older**

### Amenities

### Location

Region: **Limassol**

## Price: €950 000 + VAT

VAT for this property is **€112,178** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 253.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€950 000 on May 23, 2024

