

## 600m<sup>2</sup> Commercial for Sale in Limassol District

Entire two Level building with the option to build an additional floor of 200m<sup>2</sup> on the third floor.  
On the ground floor is a shop 200m<sup>2</sup> and on the first floor are 200m<sup>2</sup> offices. There is also parking available in the basement.  
An ideal investment opportunity in one of the most central locations of Kolonakiou in, Limassol.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**600**

Plot area

**530**

Reference Number

**41259**

Property type

**Other Commercial**

Condition

**Pre-Owned**

Construction Year

**1991-2000**

Bathrooms

**5+**

### Amenities

### Location

Region: **Limassol**

## Price: €3 800 000 + VAT

VAT for this property is **€589,000** or **€722,000**. 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>~€148 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 333.00/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

€3 800 000 on May 23, 2024

