

924m² Commercial for Sale in Limassol - Agios Athanasios

Commercial office floor 924m²

The offices are located on one of the most popular commercial streets of Limassol with easy access to the limassol beach front, city center and highway.

Located on the first floor of a 2 storey building the offices take up the entire first floor spanning over 924m² plus 95m² verandah.

The offices are currently rented to a triple AAA tenant offering a 6% ROI

The building benefits from unexhausted building density of 1564m² allowing the buyer to build an additional two floors, making this an excellent investment opportunity, offering a very high return on investment.

Property Info

Covered Area **924**
Air Conditioning **Yes**

Plot / Area Info

Plot area **3500**

Additional info

Reference Number **41258**
Property type **Other Commercial**
Condition **Pre-Owned**
Construction Year **2001-2010**
Bathrooms **5+**

Amenities

- Air Conditioning

Location

Location: Limassol - Agios Athanasios Region: **Limassol**

Price: €5 000 000 + VAT

VAT for this property is **€836,364** or **€950,000**. 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	Excluded	Title transfer fee	~€196 600.00	Common expenses	None
		Price per SQM	€5 411.00/m²		

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

€5 000 000 on May 23, 2024

