

## 450m<sup>2</sup> Building for Sale in Limassol - Agios Nektarios

Centrally located four-storey building with high rental income potential . The building consists of 5 spacious, stylishly renovated two-bedroom apartments, ideally located in a quiet residential area of Ag. Nektarios , with a range of amenities ,business institutions ,and schools being within walking distance. Each apartment has two bedrooms , a living room with an open plan kitchen, and a bathroom.

Each apartment has 90 sq.m covered and total building 450 sq.m

One apartment each floor + storage room

All apartments are rented.

### Property Info

Covered Area **450**  
Air Conditioning **Yes**

### Plot / Area Info

Plot area **212**

### Additional info

Reference Number **41251**  
Property type **Building**  
Condition **Pre-Owned**  
Construction Year **1990 and older**

### Amenities

- Air Conditioning

### Location

**Location:** Limassol - Agios Nektarios Region: **Limassol**

## Price: €1 200 000 + VAT

VAT for this property is **€172,000** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 667.00/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

€990 000 on May 23, 2024

€1 200 000 on Jun 19, 2025

