

## 225m<sup>2</sup> Building for Sale in Nicosia - Agios Ioannis, Limassol District

This is an investment, mixed use building.

There are 2 connected shops total covered areas of 100 sqm (the shops can be separated to 50 sqm each.)

There is also a 3 bedroom apartment on the first floor with total covered area of 125 sqm.

The building is located in one of the main roads of Limassol.

### Property Info

Covered Area **225**  
Heating **Yes**  
Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **38819**  
Property type **Building**  
Condition **Pre-Owned**  
Construction Year **1990 and older**  
Bathrooms **3**

### Amenities

- Air Conditioning

### Location

**Location:** Nicosia - Agios Ioannis Region: **Limassol**

## Price: €500 000 + VAT

VAT for this property is **€48,333** or **€95,000**. 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>~€16 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 222.00/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

€500 000 on May 23, 2024









