

## 660m<sup>2</sup> Building for Sale in Episkopi Lemesou, Limassol District

A commercial building in Episkopi, Limassol. Just 2 minutes from highway. Ideal for investment.

On the ground floor there is a big shop which is rented now to a bank.

On the first floor there are offices. Total covered areas are 660 sq.m.

Roi 5% can be reached to 8% – 9%. Excellent condition.

### Property Info

Covered Area	<b>660</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1482</b>
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### Additional info

Reference Number	<b>42550</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Episkopi Lemesou Region: **Limassol**

## Price: €990 000 + VAT

VAT for this property is **€156,600** or **€188,100**. 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>~€36 200.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 500.00/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

€895 000 on May 24, 2024

€990 000 on Mar 19, 2025

