

## 408m<sup>2</sup> Building for Sale in Limassol District

Huge 2 floors ( 3 entrances) just renovated building in Gladstonos street, Limassol.  
The whole area is 408m<sup>2</sup>, covered area approx 350m<sup>2</sup>, plot is 204m<sup>2</sup>.

Title deeds available.

Newly renovated with brand new electrical appliances, office furniture, lightning, accessories.

Key Features:

2 kitchens, 4 bathrooms, 4 verandas

3 separate main entrances :

ground floor shop with large panoramic windows overlooking the main street Gladstonos ( two separate rooms, separate kitchen, bathroom )

huge office space on the first floor ( reception room, 5 separate office rooms, separate kitchen, 1 toilet + 1 toilet/shower, veranda, balcony, separate ...

### Property Info

Covered Area	<b>408</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>204</b>
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### Additional info

Reference Number	<b>40372</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €1 475 000 + VAT

VAT for this property is **€204,331** or **€280,250**. 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>~€55 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 615.00/m<sup>2</sup></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>

Phone: **+35725310243, +35770000889**

## Price change history

€1 300 000 on May 26, 2024

€1 475 000 on Jun 20, 2024







