

## 815m<sup>2</sup> Building for Sale in Limassol - Apostolos Andreas

The building consists of ground floor plus two floors and basement. There is a possibility to build one more floor of 240 sqm. Commercial space at the ground floor plus 4 apartments (2 two bedrooms and 2 three bedrooms apartments)

Size of 3 bedrooms: 140 sq.m. plus veranda 20 sq.m.

Size of 2 bedrooms: 85 sq.m. plus veranda 20 sq.m.

Plot 600 sq.m.

Size of the Comercial space in the ground floor: 550 sq.m. split into two levels (ground and mezanin) plus covered veranda 100 sq.m.

Commercial space was previously used as a coffee shop and bakery. It can also be transformed into a shop or office space. Mezanine level can be converted into apartments...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**815**

Plot area

**600**

Reference Number

**49977**

Property type

**Building**

Condition

**Pre-Owned**

Construction Year

**1990 and older**

### Amenities

### Location

**Location:** Limassol - Apostolos Andreas Region: **Limassol**

## Price: €2 500 000 + VAT

VAT for this property is **€410,583** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 067.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€2 500 000 on May 26, 2024













