

## 847m<sup>2</sup> Building for Sale in Agios Nikolaos, Limassol District

Situated on a 585m2 site in Agios Nikolaos, Limassol, the property is in an excellent location. It is close to all facilities and schools, and it can be easily accessed from the highway. It is also only a short drive from the city centre and the coastline. The building has a contemporary layout and houses apartments with three, two and one bedrooms. Every flat features a balcony, a covered parking space, storage and a combined kitchen and living area. Every flat is rented, bringing in about €190.800 per annum. ROI is 6.8% See list below for details. Facilities

Air-condition, Split system Elevator Heating, Split system Covered parking Solar wa...

Property Info		Plot / Area Ir	nfo	Additional info	
Covered Area	<b>Yes</b> Plot area			Reference Number	51613
		<b>-</b> 1 .		Property type	Building
Heating		Plot area	585	Condition	Pre-Owned
Air Conditioning				Construction Year	2001-2010

Amenities Location

• Air Conditioning Location: Agios Nikolaos Region: Limassol



Price: €2 650 000 + VAT

VAT for this property is €437,798 or €503,500. 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	Excluded	Title transfer fee	~ <b>€102 600.00</b>	Common avnances	Nama
		Price per SOM	€3 129.00/m²	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
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## **Price change history**

€2 800 000 on May 26, 2024 €2 650 000 on Sep 27, 2025



