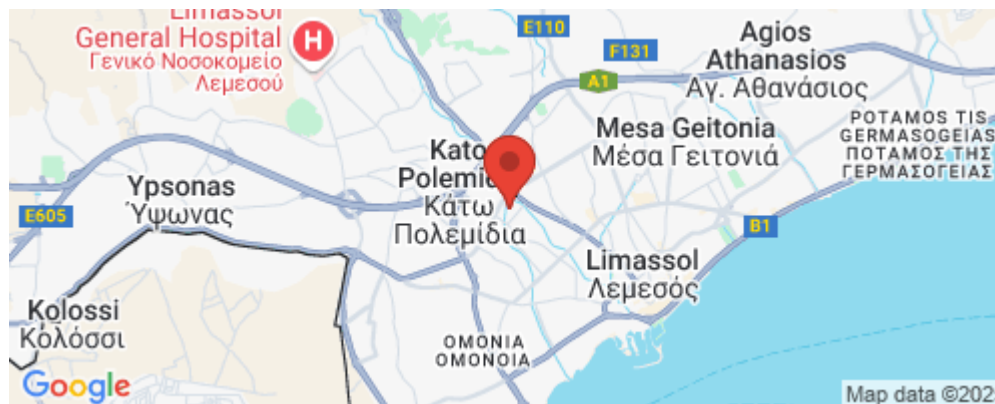


## 276m<sup>2</sup> Commercial for Sale in Limassol - Apostolos Andreas

Building for sale in a prime location of Apostolos Andreas in Limassol. The building is located near amenities such as schools, shops, supermarkets, restaurants, pharmacies and more. Moreover, it provides easy access to the city centre of Limassol, the beach, and the highway. The building is approximately 40 years old and consists of 2 shops and auxiliary units on the ground floor, an upper-floor house (Requires certain renovations) and a building permit for the extension of an extra floor. Also, several parking spaces are available.



Ground Floor:

Shop 1 (Currently rented):

- 78 sqm enclosed area
- Kitchen
- 2 WCs

Shop 2 (Currently rented):

...

Property Info		Plot / Area Info		Additional info	
Covered Area	276			Reference Number	1173
Furnishing	Unfurnished	Parking	Uncovered, Yes	Property type	Other Commercial
Air Conditioning	All rooms, Yes			Condition	Pre-Owned
Amenities	Location				
	Location: Limassol - Apostolos Andreas		Region: Limassol		
	Coordinates: 34.686881562578 / 33.017494727776				

## Price: €1 500 000 + VAT

VAT for this property is **€170,870** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 435.00/m²</b>		

## Representative: PropertyFate

Registration number	<b>1177</b>	Email	<b>info@propertyfate.com</b>
License number	<b>584/E</b>	Legal name	<b>N/A</b>
Phone: +35799874080			

## Price change history

€1 500 000 on Jun 3, 2024

