

## 708m<sup>2</sup> Building for Sale in Limassol District

This beautiful building ticks a lot of boxes both in terms of it being highly lucrative but also extremely secure. It's an investment you can put a lot of faith in and it's not for any one reason but a combination of factors. The location is key, 50 meters from Glastonos Street, neighboring to premium coffee brands and shops and 150m from the beach.

### Property Info

Covered Area

**708**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type

**77295**  
**Building**

### Amenities

- Parking

### Location

Region: **Limassol**

**Price: €3 800 000 + VAT**

VAT for this property is **€609,288** or **€722,000**. 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.

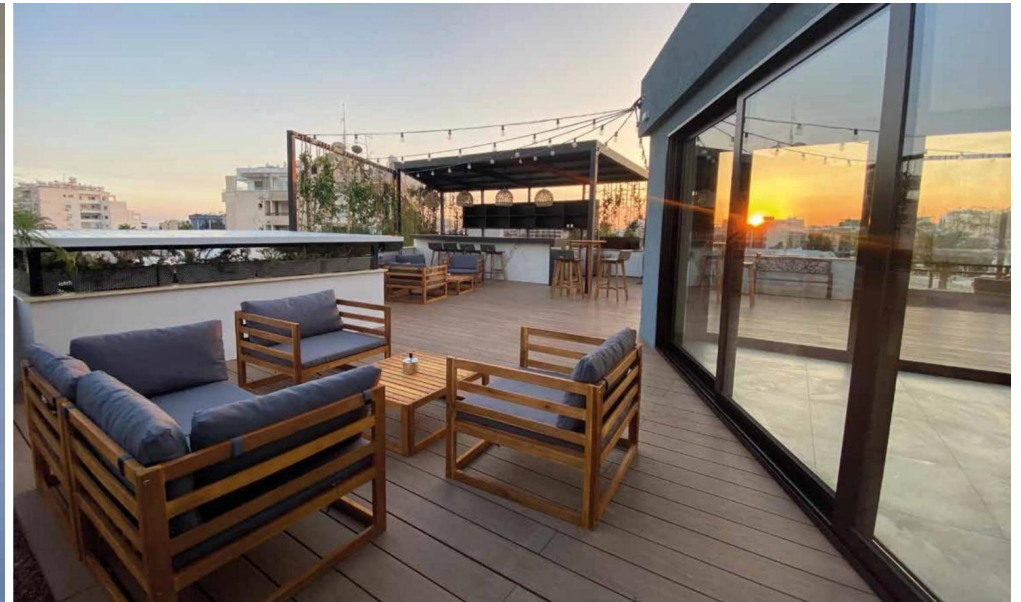
VAT	<b>Excluded</b>	Title transfer fee	<b>~€148 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 367.00/m<sup>2</sup></b>		

**Representative: La Maison Estates**

Registration number	<b>770</b>	Email	<b>info@laison.cy</b>
License number	<b>400/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722262970</b>			

**Price change history**

€3 800 000 on Jun 13, 2024





Mezzanine

	Enclosed Areas(m <sup>2</sup> )	Common Areas (m <sup>2</sup> )	Covered Veranda (m <sup>2</sup> )	Uncovered Veranda (m <sup>2</sup> )	Parking (m <sup>2</sup> )
Ground Floor	185	25	-	6	Covered = 75 Uncovered = 106
Mezzanine	158	11	-	13	-
1st Floor	173	19	35	42	-
2nd Floor	173	19	35	4	-
Rooftop	19	19	-	172	-
<b>TOTAL</b>	<b>708</b>	<b>93</b>	<b>70</b>	<b>237</b>	

TOTAL AREA: 871 m<sup>2</sup> (Included covered verandas)  
UNCOVERED VERANDAS: 237m<sup>2</sup>

