

## 1091m<sup>2</sup> Building for Sale in Limassol District

This amazing building of full of history located in Mesa Geitonia close to all amenities and services! Funky industrial style completely renovated building with high ceilings (4.15m) in the heart of the old town. The asset comes with fully completed advanced technology provisions:

- Exposed VRV air conditioning system
- Heat recovery system
- Double glazed thermal aluminium window frames
- Structured exposed cabling
- Concrete render flooring
- Elevator installed

### Property Info

Covered Area **1091**

### Plot / Area Info

### Additional info

Reference Number **77329**  
Property type **Building**

### Amenities

### Location

Region: **Limassol**

## Price: €3 000 000 + VAT

VAT for this property is **€512,255** or **€570,000**. 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.

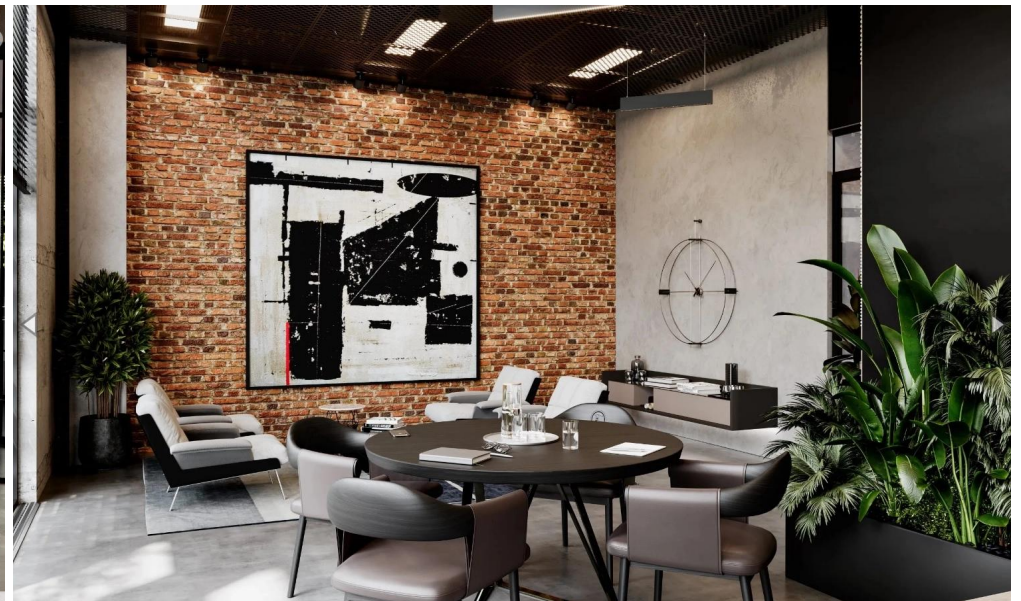
|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€116 600.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 750.00/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

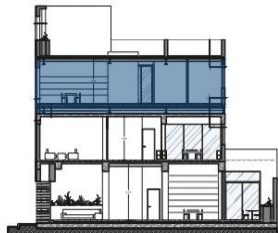
€3 000 000 on Jun 13, 2024





| AREA         | INDOOR AREA | UNCOVERED | TOTAL AREA |
|--------------|-------------|-----------|------------|
| Office       | 112         | 24        | 185        |
| Archive      | 22          |           |            |
| WC           | 19          |           |            |
| Server       | 8           |           |            |
| Common       | 37          | 12        | 49         |
| Staircase    | 12          |           |            |
| <b>Total</b> | <b>210</b>  | <b>24</b> | <b>234</b> |

■ Indoor  
■ Other Area  
■ Uncovered Area



| FLOORS             | INDOOR      | COVERED VERANDA | UNCOVERED | COMMON AREA | TOTAL UNIT AREA |
|--------------------|-------------|-----------------|-----------|-------------|-----------------|
| Ground Floor       | 184         | 0               | 143       | 66          | 393             |
| First Floor        | 186         | 0               | 24        | 47          | 257             |
| Second Floor       | 161         | 0               | 24        | 49          | 234             |
| Roof Garden        | 0           | 0               | 192       | 15          | 207             |
| <b>GRAND TOTAL</b> | <b>1091</b> |                 |           |             |                 |