

## 290m<sup>2</sup> Building for Sale in Limassol District

Unique sales opportunity of a semi-detached residential building in the Agios Spyridonas – Kato Polemidia area, just below Pafou Avenue.



Located in the Agios Spyridonas – Kato Polemidia area, this incredible residential building is close to the New Casino, My Mall, the New Port, Makariou and Spyrou Kyprianou Avenues, and the Motorway. Also, within 10-15 minutes of driving distance from this building, one will find Limassol Marina, the Old Town, Lady's Mile Beach, and many other places to visit. Close to the residential building, there are all the necessary amenities and services that a modern household needs such as supermarkets, retail stores, pharmacies, shopping...

### Property Info

Covered Area	<b>290</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>259</b>
-----------	------------

### Additional info

Reference Number	<b>SC20097</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Balcony

### Location

Region: **Limassol**  
Coordinates: **34.674176355919 / 33.003796162656**

## Price: €850 000 + VAT

VAT for this property is **€99,948** or **€161,500**. 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	<b>Excluded</b>	Title transfer fee	<b>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 931.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€650 000 on Jul 1, 2024  
€695 000 on Nov 22, 2024  
€850 000 on Mar 29, 2025

