

## 211m<sup>2</sup> Building for Sale in Limassol District

The property sits on 105 square meters of plot area and it is under the building zone of Πα7, which holds a 160% of density ratio and 70% of coverage ratio, enabling the development of three floors and a maximum height of 13.5 meters.



This building is considered a site value since it was developed in 1970, therefore is it offered for demolition and the new owner can develop residential and commercial units in the heart of Limassol, just 100 meters from Anexartisias Street.

It is an ideal investment offer, considering the high rentability in the area, either for commercial or residential units, and the location of the potential development will assure future capital app...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**211**

Plot area

**105**

Reference Number

**SC20553**

Property type

**Building**

Condition

**Pre-Owned**

### Amenities

### Location

Region: **Limassol**

Coordinates: **34.678015986414 / 33.044108377238**

## Price: €620 000 + VAT

VAT for this property is **€56,094** or **€117,800**. 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>~€21 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 938.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€625 000 on Jul 1, 2024  
 €595 000 on Jul 19, 2024  
 €620 000 on Nov 26, 2024

