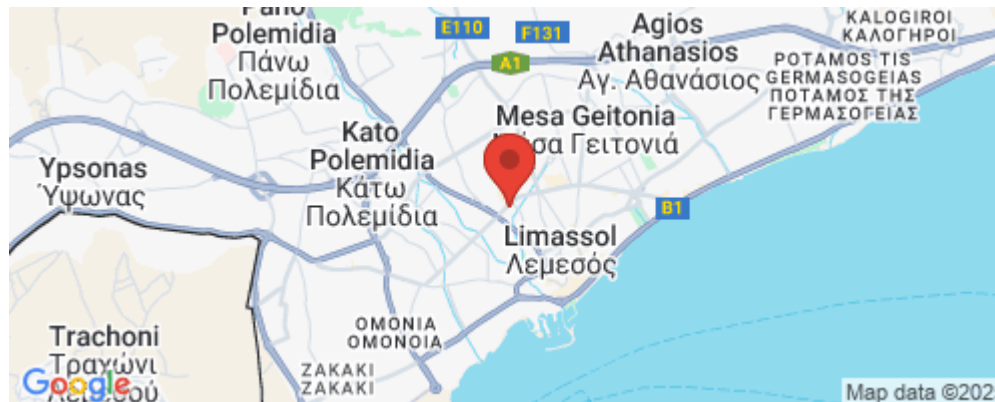


## 837m<sup>2</sup> Building for Sale in Limassol District

Resale condition of a commercial building in the heart of Limassol, located at Katholiki area.

The building sits on 518 square meters of plot area and holds an Εβ2 zone, with the allowance of 180% density and 50% coverage ratio, with 6 floors in height allowance and 24 meters in total height.



Ground Level Shop and Mezannine: 387 Square Meters

First Floor: 225 Square Meters

Second Floor: 225 Square Meters

Total Internal Square Meters: 837 Square Meters.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>837</b>	Plot area	<b>518</b>	Reference Number	<b>21483</b>
				Property type	<b>Building</b>
				Condition	<b>Pre-Owned</b>

### Amenities

### Location

Region: **Limassol**

Coordinates: **34.684739323669 / 33.032437913445**

## Price: €1 950 000 + VAT

VAT for this property is **€321,575** or **€370,500**. 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>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 330.00/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

€2 100 000 on Jul 1, 2024  
 €1 950 000 on Apr 5, 2025

