

## 1525m<sup>2</sup> Commercial for Sale in Limassol District

Beautiful building that was completely renovated in July 2020, in a modern style!

- Prime Location in the City Center!
- Enjoying High Visibility and Easy accessibility!
- Ideally Located walking Distance to all amenities like Food, Restaurants, Banks, Cafes, etc
- Located just 3 minutes drive to Limassol Marina and the Seafront!
- Easy Access to the Highway!
- Easy to Find Extra Parking Spaces !
- Title Deeds Ready!
- NO VAT !

Total Building area: 1.525m<sup>2</sup> + 460m<sup>2</sup> Basement (Parking area)

Analysis:

Ground Floor: 235 m<sup>2</sup>

Mezzanine Level: 120 m<sup>2</sup>

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### Property Info

Covered Area **1525**  
Air Conditioning **Yes**

### Plot / Area Info

Plot area **460**

### Additional info

Reference Number  
Property type  
Condition  
Construction Year

**52753**  
**Other Commercial**  
**Pre-Owned**  
**2020**

### Amenities

- Air Conditioning

### Location

Region: **Limassol**

## Price: €8 000 000 + VAT

VAT for this property is **€1,409,836** or **€1,520,000**. 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>~€316 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 246.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€8 000 000 on Jul 11, 2024







