


## 1140m<sup>2</sup> Building for Sale in Limassol - Agios Athanasios

Given the property's size and existing structure, there are numerous possibilities for redevelopment, including commercial offices (highway visibility  in Agios Athanasios, next to the roundabout), student studios (all rooms are currently ensuite) or even residential apartments approx 400sqm available per floor. Potential buyers and investors could also explore the possibility of developing the adjacent plot of land which builds an additional 900sqm

### Property Info

Covered Area  
Furnishing  
Air Conditioning

**1140**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**1808**  
**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**25834**  
**Building**  
**Pre-Owned**

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios    Region: **Limassol**  
Coordinates: **34.7109373 / 33.0597452**

**Price: €3 500 000 + VAT**

VAT for this property is **€600,526** or **€665,000**. 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>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 070.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€3 500 000 on Jul 17, 2024





