


265m² Building for Sale in Limassol District

We are presenting you this commercial building-commercial plot now available on the market for sale. The property is located on one of the most central roads in Limassol, surrounded by all amenities and just a few minutes' walking distance from Limassol Marina. The property consists of three separate units: a shop fronting the commercial main road, a three-bedroom house, and a small one-bedroom unit at the back of the house. The property sits on a 438sqm plot, classified under EB3 zone, with a 50% cover ratio and 160% building density allowing for up to 5 floors. This unit is ideal for investment purposes or development due to the high density in the area. 

Property Info

Plot / Area Info

Additional info

Covered Area

265

Plot area

438

Reference Number

25846

Property type

Building

Condition

Pre-Owned

Amenities

Location

Region: **Limassol**

Coordinates: **34.674297091348 / 33.026258183051**

Price: €690 000 + VAT

VAT for this property is **€76,421** or **€131,100**. 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	Excluded	Title transfer fee	~€24 200.00	Common expenses	None
		Price per SQM	€2 604.00/m²		

Representative: FOX

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd
Phone: +35726940150, +35725267777, +35725760781			

Price change history

€790 000 on Jul 19, 2024
 €690 000 on Sep 26, 2024

