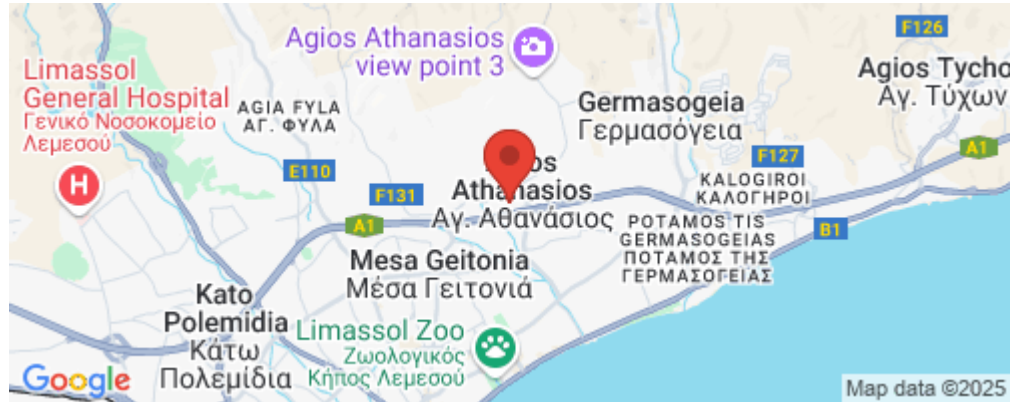


## 1550m<sup>2</sup> Building for Sale in Limassol - Agios Athanasios

The building has 25 parking spaces. The square meters of each floor are as follows:

- Underground 450 sqm
- Semi-Underground 400 sqm
- Ground floor 370 sqm
- 1st floor 370 sqm

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 (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	<b>1550</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Parking	<b>Yes</b>
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### Additional info

Reference Number	<b>1077424</b>
Property type	<b>Building</b>

### Amenities

### Location



**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.708093523787 / 33.057394364917**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €3 500 000 + VAT

VAT for this property is **€617,581** 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>€2 258.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€3 500 000 on Jul 23, 2024





