

## 1441m<sup>2</sup> Building for Sale in Limassol - Zakaki

Introducing a prime real estate opportunity in the vibrant Zakaki district.  
The property consists of 2 residential blocks and offers a compelling investment.  
Property Features

Zakaki, an area experiencing rapid growth and development  
18 apartments  
Each apartment comes with one covered parking slot  
Each unit includes dedicated storage space

One building is ready, another is under construction, delivery in 6 months.  
For Sale: Both Buildings Together – One Package Only  
Rental Details

All units are currently rented out under old rental agreements, yielding 13,000 euro per year, paid one year in advance  
With updated rental ...

### Property Info

Covered Area **1441**

### Plot / Area Info

Plot area **1026**

### Additional info

Reference Number  
Property type  
Condition  
Construction Year

**52992**  
**Building**  
**Pre-Owned**  
**2019**

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Zakaki Region: **Limassol**

## Price: €4 200 000 + VAT

VAT for this property is **€736,793** or **€798,000**. 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>~€164 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 915.00/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> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€2 300 000 on Jul 27, 2024  
 €4 200 000 on Sep 26, 2025

| UNIT               | BEDROOM | BATHROOM | COVERED AREA | VERANDAS   |
|--------------------|---------|----------|--------------|------------|
| 101                | 1       | 1        | 51           | 12         |
| 102                | 1       | 1        | 50           | 21         |
| 103                | 2       | 3        | 81           | 24         |
| 201                | 1       | 1        | 51           | 32         |
| 202                | 1       | 1        | 50           | 13         |
| 203                | 2       | 3        | 81           | 24         |
| 301                | 1       | 1        | 51           | 12         |
| 302                | 1       | 1        | 50           | 21         |
| 303                | 2       | 3        | 81           | 24         |
| 401                | STUDIO  | 1        | 41           | 113        |
| COMMON AREAS 48SQM |         |          |              |            |
| <b>TOTAL</b>       |         |          | <b>587</b>   | <b>296</b> |







|                   | INTERNAL AREA | COV. VERANDA | ROOF GARDEN | STORAGE | COVERED PARKING | TOTAL AREA |
|-------------------|---------------|--------------|-------------|---------|-----------------|------------|
| <b>1st FLOOR</b>  |               |              |             |         |                 |            |
| 101<br>2 bedrooms | 77m2          | 22m2         | ---         | 3m2     | 12 m2           | 114m2      |
| 102<br>1 bedrooms | 52m2          | 12m2         | ---         | 3m2     | 12 m2           | 79m2       |
| 103<br>1 bedrooms | 52m2          | 12 m2        | ---         | 3m2     | 12 m2           | 79m2       |
| <b>2nd FLOOR</b>  |               |              |             |         |                 |            |
| 201<br>2 bedrooms | 77m2          | 22m2         | ---         | 3m2     | 12 m2           | 114m2      |
| 202<br>2 bedrooms | 52m2          | 12m2         | ---         | 4m2     | 12 m2           | 80m2       |
| 203<br>2 bedrooms | 52m2          | 12m2         | ---         | 4m2     | 12 m2           | 80m2       |
| <b>3rd FLOOR</b>  |               |              |             |         |                 |            |
| 301<br>2 bedrooms | 76m2          | 23m2         | ---         | 4m2     | 12 m2           | 115m2      |
| 302<br>2 bedrooms | 82 m2         | 21m2         | ---         | 4m2     | 12 m2           | 119m2      |