

## 1319m<sup>2</sup> Building for Sale in Limassol - Agios Athanasios

The building has 25 parking spaces. It is located next to the Linopetra roundabout, between the residential and commercial areas of Agios Athanasios. The square meters of each floor are as follows:

Underground 450 sq.m.  
Semi-Underground 400 sq.m.  
Ground floor 370 sq.m.  
1st floor 370 sq.m.

There are numerous possibilities for redevelopment, including commercial offices (highway visibility in Agios Athanasios), student studios (all rooms are currently ensuite) or even residential apartments (~400 sq.m. available per floor). Potential buyers and investors could also explore the possibility of developing the adjacent plot of land which builds an additio...

Property Info		Plot / Area Info		Additional info	
				Reference Number	<b>53116</b>
				Property type	<b>Building</b>
Covered Area	<b>1319</b>	Plot area	<b>1533</b>	Condition	<b>Pre-Owned</b>
				Construction Year	<b>2001-2010</b>
				Bathrooms	<b>5+</b>

Amenities	Location
	<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b>

## Price: €3 500 000 + VAT

VAT for this property is **€609,276** 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>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 654.00/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

€3 500 000 on Aug 1, 2024



