

## 582m<sup>2</sup> Commercial for Sale in Limassol District

Three-Story Mixed Use Building for Sale in Agios Ioannis area, Limassol. The property is situated close to a plethora of amenities and services. In addition, it enjoys excellent access to the Limassol city center and the motorway.



The property was constructed in the year 1999 and consists of shops, office and apartments in a three-story commercial building. The ground floor consists of two shops, with a total covered area of 194sqm (97 sqm each shop) and a mezzanine of 82sqm. The 1st floor consists of one office and one apartment. Each unit has an enclosed area of 97 sqm. The office comprises an open plan area, 2 office spaces, and 2 W.C. The apartment has an open plan living and di...

### Property Info

Covered Area **582**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **521**

### Additional info

Reference Number **45421**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.6757006 / 33.0088494**

## Price: €1 500 000 + VAT

VAT for this property is **€230,876** or **€285,000**. 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>~€56 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 577.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
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## Price change history

€1 500 000 on Aug 9, 2024





