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## 837m<sup>2</sup> Building for Sale in Limassol - Katholiki

Commercial building for sale in Katholiki area, Limassol. Zoning:

Building density: 180% Coverage: 50% Permitted height: Up to 6 floors

Current Structure:

Ground Floor: 387 sqm with 5 retail shops First Floor: 225 sqm, including an upper house and an apartment Second Floor: 225 sqm, including an upper house and an apartment

This commercial plot in the Katholiki area offers significant development potential, with the ability to build up to six floors. The existing structure includes both retail and residential spaces, making it a prime investment opportunity.

Property Info		Plot / Area Inf	fo	Additional info		
Covered Area	837	Plot area		Reference Number Property type	53394 Building	
			518	Condition	Pre-Owned	
				Construction Year	1990 and older	
Amenities	Location					

Location: Limassol - Katholiki Region: Limassol



### Price: €2 000 000 + VAT

VAT for this property is €329,821 or €380,000. 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	Excluded	Title transfer fee	~€76 600.00	Common ovnoncos	None
Title deed	Has Title	Price per SQM	€2 389.00/m²	Common expenses	None

#### **Representative: 1st Class Homes**

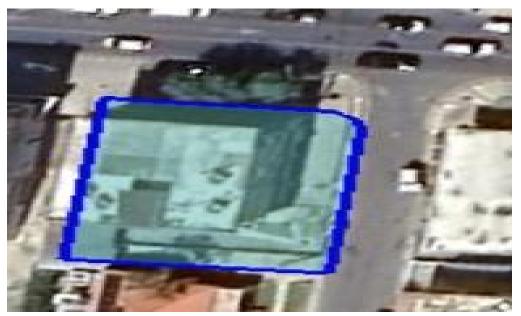
Registration number	690	Email	info@1stclass-homes.com
5		Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES
License number	367/E	name	SERVICES LTD

Phone: +35725310243, +35770000889

### **Price change history**

€2 000 000 on Aug 27, 2024

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