

## 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 Info

### Additional info

Covered Area

**837**

Plot area

**518**

Reference Number

**53394**

Property type

**Building**

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	<b>Excluded</b>	Title transfer fee	<b>~€76 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 389.00/m<sup>2</sup></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

€2 000 000 on Aug 27, 2024

