

## 476m<sup>2</sup> Building for Sale in Limassol - Agios Nektarios

Discover a prime investment opportunity in Agios Nektarios, Limassol! This exceptional property, priced at €2.5 million, offers both residential and commercial potential. Situated on a 671 sq.m. plot, the property features a luxury 360 sq.m. house and an attached clinic. One of the standout features is the ability to build an additional two floors on top of the existing clinic, expanding the total area to 426 sq.m. This flexibility allows the new owner to create a sophisticated business center or office space, perfectly complementing the existing residential structure. With no VAT payable, this property represents a unique chance to combine upscale living with business, all ...

### Property Info

Covered Area	<b>476</b>
Covered Veranda	<b>66</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area **671**

### Additional info

Reference Number	<b>53614</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>
Bathrooms	<b>3</b>

### Amenities

- Air Conditioning

### Location

**Location:** Limassol - Agios Nektarios Region: **Limassol**

## Price: €2 500 000 + VAT

VAT for this property is **€364,706** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€5 252.00/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

€2 500 000 on Sep 4, 2024









