

476m² 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	476
Covered Veranda	66
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area **671**

Additional info

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

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	Excluded	Title transfer fee	~€96 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€5 252.00/m²		

Representative: 1st Class Homes

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Price change history

€2 500 000 on Sep 4, 2024







