

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		Plot / Area Ir	nfo	Additional info	
Covered Area	476 66 Yes Yes		Reference Number		53614
Covered Area Covered Veranda				Property type	Building
		Plot area	671	. , , , ,	_
Heating			671	Condition	Pre-Owned
3				Construction Year	1991-2000
Air Conditioning				Bathrooms	3

Amenities Location

• Air Conditioning 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	Nama
Title deed	Has Title	Price per SOM	€5 252.00/m ²		None

Representative: 1st Class Homes

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

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Price change history

€2 500 000 on Sep 4, 2024





















