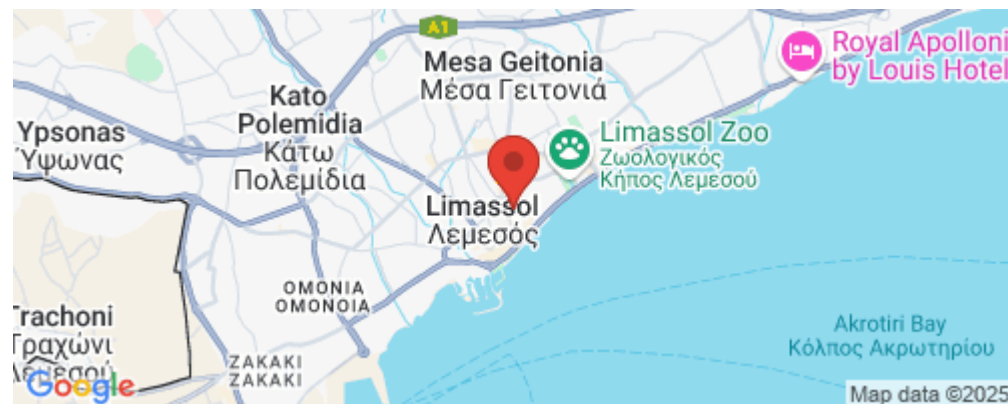


## 800m<sup>2</sup> Building for Sale in Limassol

We present to your attention a unique building for sale in the heart of Limassol, located on Heroes Square. The sale of the building is carried out directly from the owner, without intermediaries



The building consists of:

1st floor:

- on the east side, facing the park, there is a cafe-restaurant, with a separate kitchen, a dedicated area for washing dishes, a separate bathroom and shower for staff, as well as a fire exit. Also, 2 men's and 2 women's toilets.

There is a license that can be renewed after renovation.

- on the west side, facing the park, there is a nightclub that had a cabaret license, which can be renewed after renovation...

### Property Info

Covered Area **800**  
Total Number of Floors **2**  
Energy Efficiency **B**

### Plot / Area Info

### Additional info

Reference Number **6364**  
Property type **Building**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Limassol

Region: **Limassol**

Coordinates: **34.679372417187 / 33.04533995397**

## Price: €4 500 000 + VAT

VAT for this property is **€736,875** or **€855,000**. 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>~€176 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 625.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€4 500 000 on Sep 10, 2024

