

# 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 renovatio...

Property Info		Plot / Area Info	Additional info	
Covered Area	800		Reference Number	6364
Total Number of Floors	s <b>2</b>		Property type	Building
<b>Energy Efficiency</b>	В		Condition	<b>Pre-Owned</b>

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	Excluded	Title transfer fee	~ <b>€176 600.00</b>	Common ovnoncos	None
		Price per SOM	€5 625,00/m²	Common expenses	None

### **Representative: MySpace**

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## **Price change history**

€4 500 000 on Sep 10, 2024













