

## 560m<sup>2</sup> Building for Sale in Limassol District

An exceptional investment opportunity located in the heart of Limassol City Centre! This historic commercial building, constructed in 1935, sits on a prime plot of 1180 sq.m. with a total covered area of 560 sq.m.

The property boasts a building density of 180% and a coverage ratio of 70%, making it ideal for future expansion or redevelopment.

Its central location offers high visibility and easy access, perfect for a variety of commercial uses including offices, retail outlets, or a boutique hotel. Don't miss this chance to own a piece of Limassol's history with immense potential for modern development.

Zone: Πα6

Building Factor: 180 %

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### Property Info

### Plot / Area Info

### Additional info

Covered Area

**560**

Plot area

**1180**

Reference Number

**54110**

Property type

**Building**

Condition

**Pre-Owned**

Construction Year

**1990 and older**

Bathrooms

**3**

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €6 000 000 + VAT

VAT for this property is **€915,000** or **€1,140,000**. 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>~€236 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€10 714.00/m²</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>

Phone: **+35725310243, +35770000889**

## Price change history

€6 000 000 on Sep 27, 2024



