

## 560m² 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 %  
Coeffic...

Property Info		Plot / Area Info		Additional info			
				Reference Number	54110		
				Property type	Building		
Covered Area	560	Plot area	1180	Condition	Pre-Owned		
				Construction Year	1990 and older		
				Bathrooms	3		
Amenities				Location			
• Storage room				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: <b>+35725310243, +35770000889</b>			

## Price change history

€6 000 000 on Sep 27, 2024



