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### 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 % Coeffic...

Property Info		Plot / Area Iı	nfo	Additional info		
				Reference Number Property type	54110 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	Excluded	Title transfer fee	~€236 600.00	Common ovnonsos	None
Title deed	Has Title	Price per SQM	€10 714.00/m <sup>2</sup>	Common expenses	None

#### **Representative: 1st Class Homes**

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

Phone: +35725310243, +35770000889

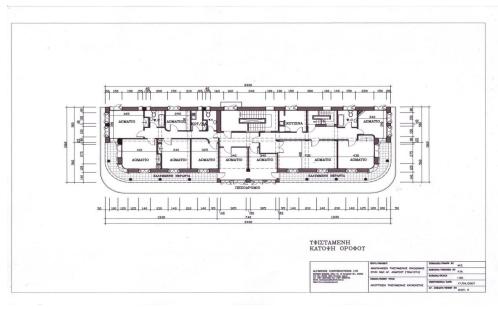
### **Price change history**

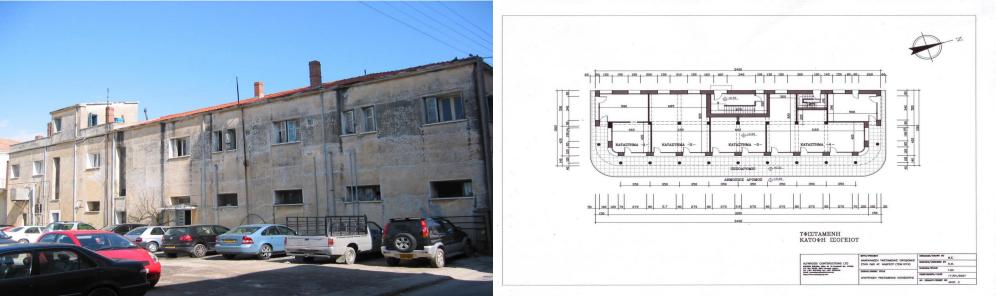
€6 000 000 on Sep 27, 2024



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