

## 266m<sup>2</sup> Commercial for Sale in Limassol District

For sale building in the center of Limassol for commercial and residential use.

It is located only 15 15-minute walk from Arch. Makariou III Avenue, 7 min by car to the Marina of Limassol, 9 min by car to the Cyprus University of Technology.

Has nearby all the amenities needed for personal and commercial use. The perfect point that combines quite closely to the center of Limassol avoiding the daily traffic.

The building consists of:

- One 3-bedroom apartment 108 m<sup>2</sup> on the first floor with two bathrooms, spacious living room and kitchen, parking, balcony (photos), and entire first floor (front and back views).
- One 2-bedroom apartment 57 m<sup>2</sup> on the mezzanin...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**266**

Plot area

**242**

Reference Number

**24213**

Property type

**Other Commercial**

Condition

**Pre-Owned**

### Amenities

### Location

Region: **Limassol**

Coordinates: **34.6946023 / 33.0539852**

## Price: €650 000 + VAT

VAT for this property is **€72,184** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 444.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€950 000 on Oct 15, 2024  
 €857 000 on Jan 10, 2025  
 €795 000 on Jan 14, 2025  
 €750 000 on Mar 18, 2025  
 €700 000 on Apr 5, 2025  
 €650 000 on Jul 22, 2025



