

## 400m<sup>2</sup> Building for Sale in Limassol - Agia Zoni

Huge 2floors ( 3 entrances) just renovated building in the center of Limassol.

The whole area is 408m<sup>2</sup>, covered area approx 350m<sup>2</sup>, plot is 204m<sup>2</sup>.

Title deeds available.

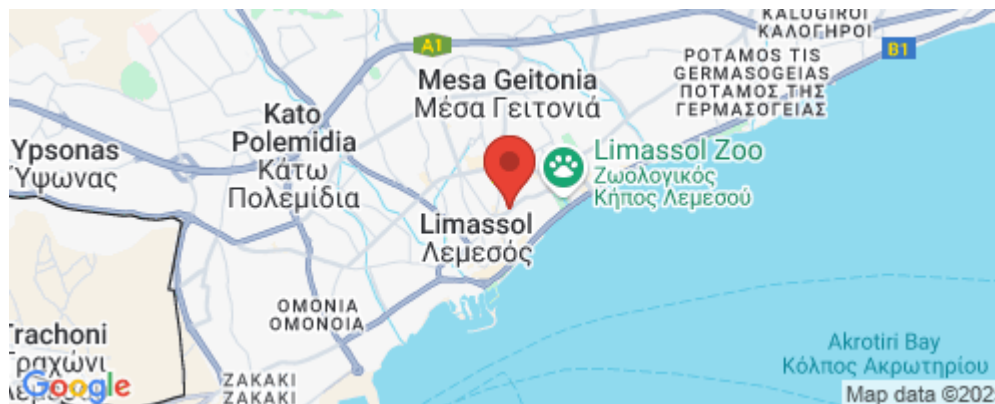
Newly renovated with brand new electrical appliances, office furniture, lightning, accessories.

2 kitchens, 4 bathrooms, 4 verandas

3 separate main entrances :

1. ground floor shop with large panoramic windows overlooking the main street Gladstonos ( two separate rooms, separate kitchen, bathroom )

2. huge office space on the first floor ( reception room, 5 separate office rooms, separate kitchen, 1 toilet + 1 toilet/shower, veranda, balcony, separate space for server room and larg...



### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>400</b>            |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>204</b> |
|-----------|------------|

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>233254</b>    |
| Property type     | <b>Building</b>  |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2023</b>      |

### Amenities

### Location

**Location:** Limassol - Agia Zoni

Region: **Limassol**

Coordinates: **34.68179604143 / 33.045900520389**

## Price: €1 475 000 + VAT

VAT for this property is **€202,813** or **€280,250**. 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>~€55 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 688.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 475 000 on Oct 18, 2024

