

## 185m<sup>2</sup> Building for Sale in Limassol - Agios Athanasios

Reference ID: #SA35470 Price details: €1,300,000 +VAT Commercial Property for sale in Limassol situated on the prominent Kolonakou Street. The property includes a ground-floor retail space, a basement and a separate residence located at the rear of the plot. Architectural plans are already in place for a modern development comprising three residential apartments, a ground-floor retail space with a mezzanine level, and dedicated underground parking. 1) The ground floor retail space is currently rented (€2,500K). The lease agreement states that in the event of sale, the tenant will vacate the premises if the new owner so wishes. 2) There is a building permit for the construction of the apar...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**185**

Plot area

**319**

Reference Number

**SA35470**

Property type

**Building**

Condition

**Pre-Owned**

Bathrooms

**2**

### Amenities

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.696850826773 / 33.070160145501**

## Price: €1 300 000 + VAT

VAT for this property is **€99,432** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 027.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€1 300 000 on Nov 14, 2024

