

## 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 <b>185</b>	Plot area <b>319</b>	Reference Number Property type Condition Bathrooms	<b>SA35470</b> <b>Building</b> <b>Pre-Owned</b> <b>2</b>

Amenities	Location	
	<b>Location:</b> Limassol - Agios Athanasios Coordinates: <b>34.696850826773 / 33.070160145501</b>	Region: <b>Limassol</b>

## 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 Price per SQM	<b>~€48 600.00</b> <b>€7 027.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

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## Price change history

€1 300 000 on Nov 14, 2024

