

## 254m<sup>2</sup> Building for Sale in Limassol - Mesa Geitonia

- Two Self-Contained Flats – ideal for multi-generational families or maximising rental Investment (returns 6.7%)
- 5 bedrooms
- 6 W/Cs across both flats
- Total Internal Area: 262 m<sup>2</sup>
- Gated Plot Size: 254 m<sup>2</sup>
- Fully Tiled Front and Back Verandas – perfect for relaxing and entertaining
- Covered Parking. 48.5 m<sup>2</sup> for 2 vehicles
- Secure Storage facilities
- Separate Entrances for each flat, ensuring privacy and independence



### Accommodation Breakdown

#### Duplex Flat (Ground & Upper Floor):

- Spacious open-plan kitchen, living, and dining areas
- One large ground-floor bedroom and separate bathroo...

### Property Info

Covered Area	<b>254</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>254</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8737</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>City view</b>

### Amenities

- Guest WC

### Location

**Location:** Limassol - Mesa Geitonia

Coordinates: **34.6964768081 / 33.043402151683**

Region: **Limassol**

## Price: €895 000 + VAT

VAT for this property is **€96,054** or **€170,050**. 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>~€32 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 524.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€950 000 on Nov 19, 2024  
 €900 000 on Sep 22, 2025  
 €895 000 on Mar 10, 2026







