

272m² Commercial for Sale in Limassol District

INCOME PRODUCING PROPERTY – Annual Gross Yield at about 6.4% + Potential Tax Benefits As Listed Property



This property, concerns the ground floor of a two storey listed building located on Eleftherias str. within the historic Katholiki quarter area. It consists the 50% share that corresponds to about 272 sq.m, where the remaining 50% constitute the first floor. The tenant operates within a well known restaurant-events hall, that occupies the ground floor of approx. 225 sq.m. and the mezzanine of approx.47 sq.m.

The asset is located approx. 250m from Navarinou Street, approx. 500m from Molos and in walking distance from Limassol marina..

The property falls ...

Property Info

Covered Area **272**

Plot / Area Info

Additional info

Reference Number **23764**
 Property type **Other Commercial**
 Condition **Pre-Owned**

Amenities

Location

Region: **Limassol**
 Coordinates: **34.6744197 / 33.0395722**

Price: €395 000 + VAT

VAT for this property is **€44,554** or **€75,050**. 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	Excluded	Title transfer fee	~€12 400.00	Common expenses	None
		Price per SQM	€1 452.00/m²		

Representative: Kazo Real Estate

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Price change history

€450 000 on Nov 22, 2024

€395 000 on Feb 19, 2025

