

## **1750m<sup>2</sup> Building for Sale in Limassol - Agia Zoni**

Commercial building for sale in prime location in the heart of Limassol.

### Property Details

Ground Floor: Two retail shops, each featuring a mezzanine and underground storage

First Floor: Two offices with spacious layouts and professional interiors

### Tenants

Bank: Occupies one shop and one office, ensuring stable and reputable long-term rental income

Beauty Shop: A thriving retail tenant in the second shop

Office: Occupies the second office, providing additional steady revenue

The property is located in Zone Eb2, offering remarkable development opportunities:

Coverage: 200%

Density: 50%

Maximum of 10 floors can be built.

## Price: €6 600 000 + VAT

VAT for this property is **€1,174,800** or **€1,254,000**. 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>~€260 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 771.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€6 600 000 on Nov 28, 2024

