

334m² Building for Sale in Limassol - Katholiki

Mixed-use building for sale located in the vibrant area of Anaexartisias Street, Limassol, this mixed-use property offers an excellent investment opportunity. Situated on a 138 sq.m. plot, the building features a total covered area of 334 sq.m. and includes:

Ground Floor: 1 commercial shop of 100 sq.m., ideal for retail or office use.

First Floor: 1 office space of 76 sq.m., perfect for professional or corporate needs.

Second Floor: 1 studio apartment and 1 spacious 120 sq.m. apartment, offering residential or rental potential.

The property falls under zone Πα4, allowing a building density of 250% and a coverage ratio of 70%, providing opportunities for future ...

Property Info

Covered Area	334
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area	138
-----------	------------

Additional info

Reference Number	55285
Property type	Building
Condition	Pre-Owned
Construction Year	1991-2000
Bathrooms	4

Amenities

- Storage room

Location

Location: Limassol - Katholiki Region: **Limassol**

Price: €800 000 + VAT

VAT for this property is **€101,701** or **€152,000**. 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	Excluded	Title transfer fee	~€28 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€2 395.00/m²		

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal name	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD

Phone: **+35725310243, +35770000889**

Price change history

€800 000 on Dec 4, 2024

