

## 173m<sup>2</sup> Commercial for Sale in Limassol District

Shop for sale in the heart of Limassol City Center. Situated exactly opposite a prominent area in Limassol, this space is ideal for an upscale business venture.

Licensed Use:

Approved for music, alcohol, and kitchen operations

Perfect for a restaurant, coffee shop, or club with live music

### Key Features

Accommodates up to 200 persons

Transfer of lease rights: Government-owned

Estimated rent: €2,500 for the new owner

A fantastic opportunity to establish a thriving business in a highly sought-after location in Limassol!

### Property Info

### Plot / Area Info

Covered Area **173**

### Amenities

- Storage room

### Location

Region: **Limassol**

### Additional info

|                   |                         |
|-------------------|-------------------------|
| Reference Number  | <b>55927</b>            |
| Property type     | <b>Other Commercial</b> |
| Condition         | <b>Pre-Owned</b>        |
| Construction Year | <b>1990 and older</b>   |

## Price: €750 000 + VAT

VAT for this property is **€51,460** or **€142,500**. 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>~€26 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 335.00/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

€750 000 on Jan 18, 2025

