

## 930m<sup>2</sup> Building for Sale in Agios Nikolaos, Limassol District

Commercial property for sale located in the area of Agios Nikolaos, in a business part of a city and within walking distance from the District Court of Limassol and the sea.

Two storey building plus ground floor, total area 930m<sup>2</sup>.

Ground floor 180 sq.m. Mezzanine 40 sq.m. The area of each floor is approximately 300 sq.m. The area of 1-2 floors together is 600 sq.m. Roof garden of 60 sq.m.

VRV system

Raised floors

Wifi optical fiber cable internet and structural cabling

Fully furnished

12 Parking spaces + 3- additional spaces

Available for rent: 25,000 euro per month

### Property Info

Covered Area **930**

Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **56352**

Property type **Building**

Condition **Pre-Owned**

Construction Year **2015**

### Amenities

- Roof Garden

### Location

**Location:** Agios Nikolaos Region: **Limassol**

## Price: €4 000 000 + VAT

VAT for this property is **€669,677** or **€760,000**. 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>~€156 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 301.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

Email

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License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**

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## Price change history

€4 000 000 on Feb 7, 2025



