

## Building for Sale in Limassol - Agios Spyridon

Located in Agios Spyridonas area, this building is ideal for business or residential use. With easy access to commercial streets, the motorway, Limassol port, My Mall, and the new Casino, it offers high investment potential.

### Property Details:

- \* Layout: Ground floor, 1st & 2nd floors, rooftop garden
- \* Size: 120 sq.m. per floor + 40 sq.m. rooftop
- \* Parking: Four spaces (two covered)
- \* Furnishing: Semi-furnished with essential appliances
- \* Condition: Modern & well-maintained

### Building Breakdown:

Ground Floor: Parking & storage, convertible into offices/apartments

1st Floor: Office space or modern apartment, reception a...

### Property Info

Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **54779**  
 Property type **Building**  
 Condition **Pre-Owned**  
 Construction Year **2001-2010**

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Spyridon Region: **Limassol**

**Price: €720 000 + VAT**

|     |                 |                    |                    |                 |             |
|-----|-----------------|--------------------|--------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€25 400.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>N/A</b>         |                 |             |

**Representative: NCH Real Estate**

|  |              |            |                               |
|--|--------------|------------|-------------------------------|
| Registration number                      | <b>1146</b>  | Email      | <b>info@nchrealestate.com</b> |
| License number                           | <b>571/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35722424203, +35777770532</b> |              |            |                               |

**Price change history**

€720 000 on Feb 12, 2025





