

## 421m<sup>2</sup> Building for Sale in Limassol - Kapsalos

Reference ID: #SA36424 Price details: €750,000 Excellent investment opportunity in Kapsalos, one of Limassol's most central and rapidly developing areas. The property consists of three separate floors with independent, functional spaces, offering great potential for various development options. Basement: Sitting area, living room, kitchen with dining space, 2 bedrooms, 3 air conditioning units, yard and garage for 2 cars Ground Floor: Sitting area, living-dining room, guest WC, shower with WC, 2 bedrooms + 1 additional smaller room, kitchen with sitting area, large front and back verandas, 4 air conditioning units Upper Floor: Living-dining area, guest WC, shower with WC, 3 bedrooms, kitch...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Total Number of Floors

**421**  
**3**

Plot area **288**

Reference Number  
Property type  
Condition  
Bathrooms

**SA36424**  
**Building**  
**Pre-Owned**  
**3**

### Amenities

### Location

**Location:** Limassol - Kapsalos

Coordinates: **34.691735439099 / 33.037225585269**

Region: **Limassol**

## Price: €750 000 + VAT

VAT for this property is **€105,089** 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>€1 781.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€750 000 on May 3, 2025

