

## 200m<sup>2</sup> Building for Sale in Limassol District

A unique investment opportunity in the Agios Georgios area of Limassol. This corner building offers mixed-use potential and comes with a title deed, making it ideal for both residential and commercial purposes.

The property consists of the following:

- Ground floor shop with 80 m<sup>2</sup> of space, suitable for various business uses
- First floor 3-bedroom house with a total area of 120 m<sup>2</sup>
- Rooftop includes a 40 m<sup>2</sup> one-bedroom apartment, plus a roof garden area for relaxation or entertainment
- Total land area: 262 m<sup>2</sup>

An added bonus is the potential to build an extra level, providing further development or rental income possibi...

### Property Info

Covered Area	<b>200</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **262**

### Additional info

Reference Number	<b>236537</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

Region: **Limassol**

## Price: €450 000 + VAT

VAT for this property is **€38,250** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 250.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€450 000 on May 7, 2025









