

## 2518m<sup>2</sup> Building for Sale in Limassol - Kapsalos

Prime Commercial Building on Makedonias Avenue, Limassol.

Projected Possible ROI: ~6.7%

Premium six-floor commercial building located on the prestigious avenue, the city's main business thoroughfare.

This landmark property spans a total of 2,518 sq.m., comprising 2,418 sq.m. of internal space and 100 sq.m. of covered verandas, set on a generous 1,408 sq.m. plot.

The building is modern, fully equipped, and offers open-plan offices and retail spaces, meticulously designed to meet the demands of Limassol's high-vield rental market.

Possible Rental Income Breakdown

Ground Floor (Retail): €22,000/month (€264,000/year)

1st Floor: €19,500/...

Property Info		Plot / Area Info		Additional info		
				Reference Number	57853	
				Property type	Building	
Covered Area	2518	Plot area	1408	Condition	<b>Under Construction</b>	
				Construction Year	2027	
				Bathrooms	5+	

## **Amenities** Location

• Storage room Location: Limassol - Kapsalos Region: Limassol



Price: €20 000 000 + VAT

VAT for this property is €3,633,201 or €3,800,000. 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	Excluded	Title transfer fee	None	Camman aynangas	None
Title deed	Has Title	Price per SQM	€7 943.00/m <sup>2</sup>	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
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## **Price change history**

€20 000 000 on May 9, 2025



