

## 546m<sup>2</sup> Building for Sale in Kolossi, Limassol District

Residential building for sale in Kolosi – 4 large units with high investment potential  
 An exceptional opportunity in the Kolosi area, just a short drive from Limassol's center.  
 Key Features

4 spacious apartments, each with 3 bedrooms  
 Approx. 120 sq.m. internal area each  
 Generous verandas for outdoor living  
 Modern Layout with flexible floorplans  
 Well-maintained Building in a quiet, residential neighborhood

### Investment Upside

High Yield Potential: Due to the size and layout of each unit, there is potential to divide each apartment into two smaller units, significantly increasing the total number of apartments and maximizing rental ...

### Property Info

Covered Area	<b>546</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>542</b>
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### Additional info

Reference Number	<b>57997</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>

### Amenities

- Air Conditioning

### Location

**Location:** Kolossi Region: **Limassol**

## Price: €1 100 000 + VAT

VAT for this property is **€166,692** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 015.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€1 100 000 on May 17, 2025



