

## 327m<sup>2</sup> Building for Sale in Chandria, Limassol District

The property is a three-storey building with a garage in Chandria, Limassol.



The property comprises a ground floor previously operating as a coffee shop, alongside a garage and storage area. The first floor features an unfinished apartment, providing a blank canvas for customization. The second floor houses a two-storey apartment with an attic. The main floor includes a spacious sitting area with a fireplace, an open-plan kitchen, a bathroom, a bedroom, a veranda, a barbecue area with a covered pergola, and stairs leading to the attic. Externally, the property offers a barbecue area, a landscaped garden, and auxiliary buildings, including a storage room and a boiler room.

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### Property Info

Covered Area **327**  
 Furnishing **Unfurnished**

### Plot / Area Info

Plot area **191**  
 Parking **Covered, Yes**

### Additional info

Reference Number **29762**  
 Property type **Building**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

- BBQ zone

### Location

**Location:** Chandria  
 Coordinates: **34.943112458644 / 32.993787109169**

Region: **Limassol**

## Price: €145 000 + VAT

VAT for this property is **€18,238** or **€27,550**. 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>~€2 775.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€443.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€184 500 on May 31, 2025

€145 000 on Dec 3, 2025

