

## 1072m<sup>2</sup> Building for Sale in Limassol - Neapolis

Reference ID: #SA36642 Price details: €4,700,000 The property is located at a seafront position within the Kanika Enaerios Complex, a development that comprises residential apartments, the Odyssey Hotel, and a variety of established commercial premises. This semi-detached commercial building offers direct pedestrian access from the seafront promenade and enjoys a strategic location just a short drive from the city centre. It is also adjacent to public municipal parking and features gated entry into the complex. The building has a total internal area of 1,072m<sup>2</sup>. With current market rental rates in the area at €30.00/m<sup>2</sup>, the estimated annual rental value is €385,920. In comparison, the...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **1072**  
Total Number of Floors **3**

Reference Number **SA36642**  
Property type **Building**  
Condition **Pre-Owned**  
Bathrooms **5+**

### Amenities

### Location

**Location:** Limassol - Neapolis

Region: **Limassol**

Coordinates: **34.684987340557 / 33.060778476607**

## Price: €4 700 000 + VAT

VAT for this property is **€800,929** or **€893,000**. 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>~€184 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 384.00/m²</b>		

## Representative: Smart Assets

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License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€4 700 000 on Jun 6, 2025







