

## 729m<sup>2</sup> Building for Sale in Famagusta - Agia Napa, Limassol District

Listed Building in Agia Napa, Limassol – Prime Investment Opportunity in Historic Core

An exceptional opportunity to acquire a listed building situated on a spacious 1,140 sq.m. plot in the heart of Agia Napa, Limassol. Located within a designated Historic Core Area, this property offers immense potential for restoration, redevelopment, or cultural investment.

Building Density: 140%

Coverage Ratio: 70%

Zone: Historic Core Area

This unique building falls under special planning provisions encouraging the preservation of cultural heritage while allowing for high-density development. Its central location ensures excellent accessibility and visibility, making ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**729**

Plot area

**1140**

Reference Number

**58868**

Property type

**Building**

Condition

**Pre-Owned**

Construction Year

**1990 and older**

Bathrooms

**5+**

### Amenities

- Storage room

### Location

**Location:** Famagusta - Agia Napa Region: **Limassol**

## Price: €3 800 000 + VAT

VAT for this property is **€612,535** or **€722,000**. 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>~€148 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€5 213.00/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

€3 800 000 on Jul 24, 2025

