

## 626m<sup>2</sup> Commercial for Sale in Limassol

The building is located right in the heart of Limassol, in walking distance to the sea. It is a prime location, one of the most popular areas of the city, right next to the elementary school. The project offers direct access to high-street shops, cafeterias, restaurants, schools and pharmacies. The development consists of 4 two bedroom and 3 one bedroom apartments. Each apartment has one parking space. The main entrance of the building is secure and camera-controlled. The building has been already rented out to a corporate tenant. Rental guarantee – 5 years. Rental income – €204.000 p/a (7.4% yield). The Project has EPC certificate with “A” Energy Efficiency Ra...



### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>626</b> |
| Covered Veranda        | <b>163</b> |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>1</b>   |

### Plot / Area Info

### Amenities

### Location

**Location:** Limassol      Region: **Limassol**  
**Coordinates:** **34.6851 / 33.0442**

### Additional info

|                  |                         |
|------------------|-------------------------|
| Reference Number | <b>S326-BLD</b>         |
| Property type    | <b>Other Commercial</b> |
| Condition        | <b>Pre-Owned</b>        |
| Bathrooms        | <b>1</b>                |

## Price: €2 750 000 + VAT

VAT for this property is **€430,248** or **€522,500**. 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>~€106 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 393.00/m²</b> |                 |             |

## Representative: Cyprus Developers Alliance (CDA Group)

|  |            |            |   |
|--|------------|------------|---|
| Registration number                      | <b>N/A</b> | Email      | <b>cyp@cyprus-alliance.com</b>                |
| License number                           | <b>N/A</b> | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
| Phone: <b>+35725355260, +35780004455</b> |            |            |   |

## Price change history

€2 750 000 on Aug 26, 2025







