

## 1461m<sup>2</sup> Commercial for Sale in Limassol

Two residential buildings for sale, offering stable rental income. Ideally located in one of the most central areas of Limassol, just in 450 meters from the beach and surrounded by shops, restaurants and all urban conveniences, these properties provide the perfect blend of city living and coastal charm. All apartments are currently rented out and generating consistent, long-term rental income. Key features: Net yield: 6% per annum Quality construction and finishes throughout Panoramic floor-to-ceiling windows, offering breathtaking sea views High ceilings, underfloor heating and spacious balconies 2 penthouses, each with expansive private terraces Modern architecture with elegant design F...



### Property Info

|                        |             |
|------------------------|-------------|
| Covered Area           | <b>1461</b> |
| Covered Veranda        | <b>443</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>S882-B1-2</b>        |
| Property type    | <b>Other Commercial</b> |
| Condition        | <b>Pre-Owned</b>        |
| Bathrooms        | <b>1</b>                |

## Price: €7 500 000 + VAT

VAT for this property is **€1,317,197** or **€1,425,000**. 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>~€296 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 133.00/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> |
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## Price change history

€7 500 000 on Aug 26, 2025





