


## 896m<sup>2</sup> Building for Sale in Limassol - Katholiki

Reference ID: #SA32458 Price details: €3,500,000 Mixed used building of Sale near to the City Centre, in katholiki area, Limassol district. The New Marina walking distance and access by foot to shops and restaurants, to the sea and all the amenities. The property falls within the Planning Zones Kα3 (49%) and Εβ3 (51%) with building density 140%/160%, Coverage of 50%/50%, over 4/5 floors and with max. height of 17m/20m. The building has internal area of 896 sqm and basement of 353 sqm. As per the planning zone, there is unutilized building density. It is vacant and is owned by a company, where its shares can be disposed, thus no transfer fees will be paid. 

### Property Info

Covered Area	<b>896</b>
Covered Veranda	<b>353</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>1029</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA32458</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Katholiki

Region: **Limassol**

Coordinates: **34.681459899445 / 33.032976346503**

## Price: €3 500 000 + VAT

VAT for this property is **€582,969** or **€665,000**. 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>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 906.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€3 500 000 on Oct 19, 2023

