

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

Reference ID: #SA32458Price details: €3,500,000Mixed 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 Eβ3 (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		Plot / Area Info		Additional info	
Covered Area	896	Dietares	1020	Reference Number	SA32458
Covered Veranda	353	Plot area	1029 Yes	Property type	Building
Energy Efficiency	N/A	Parking	Yes	Condition	<b>Pre-Owned</b>

Amenities Location

• Parking 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	Excluded	Title transfer fee	~€136 <b>600.00</b>		
		Price per SOM	€3 906.00/m²	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

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## **Price change history**

€3 500 000 on Oct 19, 2023



