

## 478m<sup>2</sup> Building for Sale in Limassol - Zakaki

Reference ID: #SA26908 Price details: €2,750,000 This new luxury 990m<sup>2</sup> commercial building occupies a prominent and in a very attractive business position and benefits from high level of visibility and accessibility. Great location with easy access to the highway, to the biggest Mediterranean casino (800m), Cyprus casino (500m), My Mall (400m), Cyprus Marina (3.7km), Port(1.7), sea (2.2km), waterpark (2.6km) and many shipping companies etc. Moreover all the amenities are near by. Perfect for medical center and medical spa or other business. Fully equipment with beauty and medical machines on the ground floor. Description: Basement Total: 500 m<sup>2</sup> with 3 warehouse, kitchen &...



### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>478</b> |
| Covered Veranda        | <b>238</b> |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>N/A</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>521</b> |
| Pool      | <b>No</b>  |
| Parking   | <b>Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>SA26908</b>   |
| Property type     | <b>Building</b>  |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2018</b>      |
| Bathrooms         | <b>5+</b>        |

### Amenities

- Storage room

### Location

**Location:** Limassol - Zakaki

Coordinates: **34.654481050787 / 33.000087520605**

Region: **Limassol**

## Price: €2 750 000 + VAT

VAT for this property is **€401,684** 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>€5 753.00/m<sup>2</sup></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>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€2 300 000 on Oct 19, 2023  
 €2 750 000 on Mar 24, 2024

