

550m² Building for Sale in Limassol - City Center

Reference ID: #SA26894Price details: €3,500,000Building is a renovated listed building located in Limassols old town, about 200m from Limassol Marina. It has 550sq.m. covered area and the plot is 693 m2. The building was initially being renovated for a boutique hotel . The rental agreement is for a period of 10 years with monthly rent of 12.000 euros. This building has some benefits since it is a renovated listed building, for example all the income from rent is tax free.



Property Info

Covered Area **550**  
Energy Efficiency **N/A**

Plot / Area Info

Plot area **693**  
Pool **No**

Additional info

Reference Number **SA26894**  
Property type **Building**  
Condition **Pre-Owned**

Amenities

Location

**Location:** Limassol - City Center  
**Coordinates:** **34.675032127474 / 33.037213683128**

Region: **Limassol**

## Price: €3 500 000 + VAT

VAT for this property is **€531,364** 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>€6 364.00/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>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€3 900 000 on Oct 19, 2023  
 €3 300 000 on May 17, 2024  
 €3 500 000 on Aug 6, 2024



