

#7608



## Three-storey building in Chandria, Limassol

€185,000

The property is a three-storey building with a garage in Chandria, Limassol. The property comprises a ground floor previously operating as a coffee shop, alongside a garage and storage area. The first floor features an unfinished apartment, providing a blank canvas for customization. The second floor houses a two-storey apartment with an attic. The main floor includes a spacious sitting area with a fireplace, an open-plan kitchen, a bathroom, a bedroom, a veranda, a barbecue area with a covered pergola, and stairs leading to the attic. Externally, the property offers a barbecue area, a landscaped garden, and auxiliary buildings, including a storage room and a boiler room. The asset is located approximately 85m northwest of the Square of Kedron, approximately 135m northwest of Archangelos Michael's Orthodox church, and approximately 215m west of Saint Georgios' church. The property falls within Zone H1, with a building coefficient of 120%, coverage of 70%, and permission for 3 floors (11.4m) of construction. There is

Bedrooms

 3

Bathrooms


 2

Covered

 260 m<sup>2</sup>



**Charis Tsangarides**

 (+357) 99445377

 charis@ctproperty.com.cy

