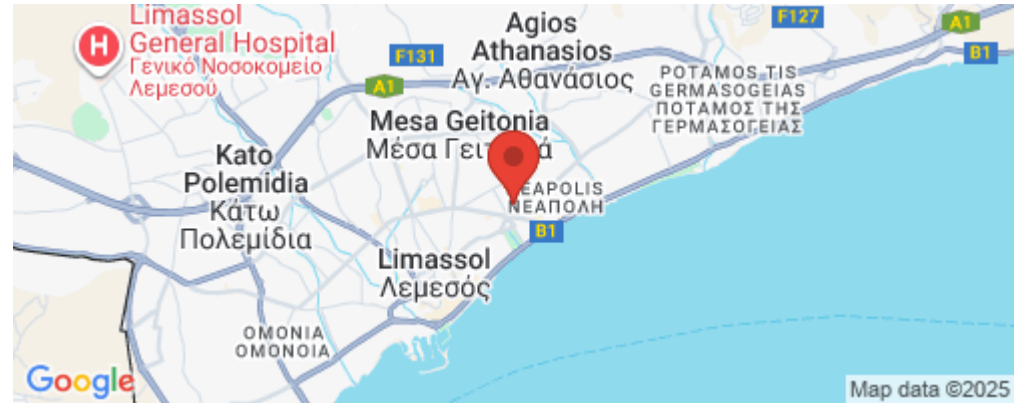


## 180m<sup>2</sup> Commercial for Rent in Limassol District

A versatile ground-floor space in a prime location, ideal for businesses looking to establish a strong presence.



Situated in the Agios Nikolaos area, near the city center and key business hubs, it enjoys high visibility and strong foot traffic.

### Key Features:

- Internal area: 220 sqm total (180 sqm ground + 40 sqm mezzanine)
- Facilities: 2 bathrooms, customer parking
- Ideal for: Showroom, office, shop, salon, or beverage establishment

With its modern design and versatile layout, this space is an excellent choice for a variety of commercial uses.

Rental Price: €8,000/month

Available for immediate occupancy

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>180</b>		
Heating	<b>Central Heating, Yes</b>	Parking	<b>Uncovered, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>		

Reference Number	<b>10612</b>
Property type	<b>Other Commercial</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

**Amenities**

**Location**  
Region: **Limassol**  
Coordinates: **34.6881896 / 33.0546685**

## Price: €8 000 + VAT

VAT for this property is **€587** or **€1,520**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€44.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€8 000 on Feb 28, 2025

