

## 250m<sup>2</sup> Commercial for Rent in Ypsonas, Limassol District

Available for rent is a key-ready shop located on the ground floor in the thriving area of Ypsonas. Offering 168 square meters of internal space in the ground floor and 82 square meters mezzanine, this modern commercial property is ideal for various business uses, from retail to professional offices. Its spacious layout ensures flexibility for your needs. The ground floor consists of an open plan with two toilets and the mezzanine has two bathrooms and two small kitchens as well as two extra rooms.



The shop has been built in 2025 and meets the highest standards, with an impressive energy efficiency rating of A+. The shop is connected with 6KW of photovoltaic panels. This guarantees...

### Property Info

Covered Area **250**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **28872**  
 Property type **Other Commercial**  
 Condition **Brand New**

### Amenities

#### Location

**Location:** Ypsonas  
 Coordinates: **34.681740552461 / 32.975197282477**

Region: **Limassol**

## Price: €4 500 + VAT

VAT for this property is **€477** or **€855**. 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>€18.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€4 500 on Nov 15, 2025

