

## 410m<sup>2</sup> Commercial for Rent in Limassol - Agios Nicolaos

Positioned on the prestigious Makariou Avenue, this prime retail shop offers a rare opportunity in one of the city's busiest commercial hubs. With excellent visibility, a prominent shopfront, and ready to use condition, it is ideal for brands seeking maximum exposure and strong footfall. Its multi level layout adds flexibility and enhances the overall retail experience.

basement: 200m<sup>2</sup>  
 ground floor: 140m<sup>2</sup>  
 1st floor: 70m<sup>2</sup>

### Key Features:

- Prime location on Makariou Avenue
- Three floors: basement, ground floor, first floor
- Ground floor with fitting rooms
- First floor with kitchenette and 2 toilets
- Dedicated parking space...

### Property Info

Covered Area	<b>410</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Parking	<b>Yes</b>
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### Additional info

Reference Number	<b>14791</b>
Property type	<b>Other Commercial</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Nicolaos Region: **Limassol**

## Price: €5 000 + VAT

VAT for this property is **€694** or **€950**. 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>~€75.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12.00/m<sup>2</sup></b>		

## Representative: 4BuyandSell

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## Price change history

€5 000 on Apr 23, 2026



