

## 1900m<sup>2</sup> Commercial for Sale in Ypsonas, Limassol District

Reference ID: #SA32693 Price details: €2,500,000 The property is located at the Government Industrial Zone known as 'Agios Sylas'. Industrial building 1 consists of an office area, a mezzanine and a production area. The office area consists of a conference room, server room, storage and kitchen. The production area has an area of 1900.14 m<sup>2</sup> The property offers easy access to the highway and proximity to all amenities. The plot area is 2978 m<sup>2</sup>

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>1900</b>	Plot area	<b>2978</b>	Reference Number	<b>SA32693</b>
Energy Efficiency	<b>N/A</b>	Parking	<b>Yes</b>	Property type	<b>Other Commercial</b>
			Condition		
Amenities		Location			
• Storage room		<b>Location:</b> Ypsonas			Region: <b>Limassol</b>
Coordinates: <b>34.72640313621 / 32.943985462189</b>					

## Price: €2 500 000 + VAT

VAT for this property is **€447,368** or **€475,000**. 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 Price per SQM	<b>~€96 600.00</b> <b>€1 316.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€1 500 000 on Nov 8, 2023

€2 500 000 on Jun 18, 2024

