

## 400m<sup>2</sup> Commercial for Sale in Limassol District

Mixed use building in Omonoia of Limassol near Casino Resort, Marina and Mall is available now. The building has internal area 400 square meters and is divided into a basement warehouse 160 sq., a ground floor shop 120 sq and mezzanine 50 sq, and an apartment three bedroom 120sq which is under construction. It has solar water heater with pressure, a/c in all areas and uncovered parking for four cars. Quick access to all needed amenities including parks, schools, restaurants and beach . Call for more information and viewing.



### Property Info

Covered Area **400**  
 Furnishing **Unfurnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **496**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **17022**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**  
 Bathrooms **1**  
 View **City view**

### Amenities

#### Location

Region: **Limassol**  
 Coordinates: **34.6670005 / 33.0127645**

## Price: €700 000 + VAT

VAT for this property is **€96,250** or **€133,000**. 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	<b>~€24 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 750.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€700 000 on Dec 18, 2023  
 €600 000 on Mar 21, 2024  
 €750 000 on Aug 20, 2024  
 €700 000 on Nov 18, 2025











