

### 2050m<sup>2</sup> Commercial for Sale in Limassol - Agios Athanasios

Fabulous showroom with warehouse at the rear end of the building in the Agios Athanasios industrial estate. Modern showroom on the ground level with modern offices on the upper level, 3 wc, kitchen, fully equipped with a/c, c/h, covering 350m² internal. Warehouses at the rear end of the building with drive in a further 1,700m<sup>2</sup> with 10wc. The plot is 2,800m<sup>2</sup>. 3 phase electricity, height of warehouse is 8 metres. The property is a 99 year lease with renewal.



| Property  | Info |
|-----------|------|
| Covered A | Area |

2050

Total Number of Floors

Furnishing

**Unfurnished** 

### Plot / Area Info

Plot area 2800

**Parking** Covered, Yes

#### **Additional info**

Reference Number Property type Condition

F-72994 Other Commercial **Pre-Owned** 

**Amenities** Location

**Location:** Limassol - Agios Athanasios

Coordinates: 34.677286216365 / 33.006627484495



Price: €1 995 000 + VAT

VAT for this property is €358,613 or €379,050. 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 | Excluded | Title transfer fee | ~€76 <b>400.00</b> | Common expenses | None |
|-----|----------|--------------------|--------------------|-----------------|------|
|     |          | Price per SOM      | €973.00/m²         |                 | None |

## **Representative: FOX**

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# **Price change history**

€1 995 000 on Sep 4, 2023



























