

## 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 350m<sup>2</sup> 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 99year lease with renewal. ✖

### Property Info

Covered Area **2050**  
 Total Number of Floors **1**  
 Furnishing **Unfurnished**

### Plot / Area Info

Plot area **2800**  
 Parking **Covered, Yes**

### Additional info

Reference Number **F-72994**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 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	<b>Excluded</b>	Title transfer fee	<b>~€76 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€973.00/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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 995 000 on Sep 4, 2023









