

## 900m<sup>2</sup> Commercial for Sale in Limassol

Big showroom of 900sqm covered areas plus empty plot next to it is now on market for sale. The showroom is located in one of the most central roads of the town with very easy access to the highway and just 5 minutes from the center, My Mall and the new port. The showroom has been fully renovated and rebuilt 3 years ago. Has an open space to the ground floor around 550sqm plus 350sqm mezzanine, with more than 50 meters windows face to the road. It could easily be separated into 3-5 individual shops The whole plot is 1372sqm and has cover ratio 50% and building density of 120% and allowance to build up to 4 floors even though many buildings in the same area got a license to build up to 5 f...



### Property Info

Covered Area	<b>900</b>
Total Number of Floors	<b>1</b>
Furnishing	<b>Unfurnished</b>

### Plot / Area Info

Plot area	<b>1372</b>
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### Additional info

Reference Number	<b>B-80110</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Guest WC

### Location

**Location:** Limassol Region: **Limassol**  
**Coordinates: 34.6786322 / 33.0413055**

**Price: €4 500 000 + VAT**

VAT for this property is **€750,000** or **€855,000**. 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>~€176 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€4 500 000 on Jul 12, 2023

