

## 2300m<sup>2</sup> Commercial for Sale in Ypsonas, Limassol District

A large warehouse with internal area of 2300m<sup>2</sup> and has showroom and offices at the front of the building with large warehouse behind. The height of the warehouse is 6metres and the central area is of the warehouse has a height of 9 metres. There are sliding doors on both sides which can open up to 6 metres. The plot size is 12,264m<sup>2</sup>.-90% building density and 60% coverage ✖

### Property Info

Covered Area **2300**  
 Furnishing **Unfurnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **12264**  
 Parking **Covered, Yes**

### Additional info

Reference Number **W-95893**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Ypsonas Region: **Limassol**  
 Coordinates: **34.68852347 / 32.95858152**

## Price: €3 500 000 + VAT

VAT for this property is **€633,043** or **€665,000**. 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>~€136 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 522.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€3 800 000 on Sep 4, 2023

€3 500 000 on Feb 4, 2026







