

## 350m<sup>2</sup> Commercial for Sale in Potamos Germasogeias, Limassol District

Active business with own premises. The shops are connected and are used as a restaurant for the past 33 years. The business is successful, being one of the best restaurants in Limassol. Great location in one of the most busy roads of Potamos Germasogias. Total internal area of 350sqm including mezzanine and covered verandas. The restaurant attracts tourists customers but also returning locals. Sitting capacity for 60 people inside and 100 more in the beautiful garden. If you are looking to invest in a restaurant with ready title deeds this is one of the best options in Limassol. Pictures are available upon request. For further information and to book a viewing you can contact ...



### Property Info

Covered Area	<b>350</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>500</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>G-99558</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>

### Amenities

#### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates:** **34.70203587 / 33.08680773**

## Price: €1 500 000 + VAT

VAT for this property is **€195,000** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 286.00/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

€1 600 000 on Sep 4, 2023  
 €1 500 000 on Oct 22, 2023

