

1440m² Commercial for Sale in Ypsonas, Limassol District

Front building of offices with warehouse behind. This freehold warehouse/building is in the industrial area of Agios Syllas under the Ypsonas municipality. The building zone is Ba4 with a building density of 90% and a coefficient of 60% allowing 2 floors. Plot size 2,616m² and the frontal facade of the building is 44 m². The building has lobby/reception, showroom, 2 ground floor offices, 2 wc/showers/changing rooms, kitchen. The staircase leads to 2 floors of offices 220m² per floor. On the first floor there are 3 large office spaces 3 wc, 1 shower and a kitchen. The warehouse connects to the main office building with a covered area of 1,000 m² offering high ceilings of 12m² and double...



Property Info

Covered Area	1440
Total Number of Floors	2
Furnishing	Unfurnished
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	2616
Parking	Covered, Yes

Additional info

Reference Number	W-106266
Property type	Other Commercial
Condition	Pre-Owned

Amenities

Location

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

Price: €1 400 000 + VAT

VAT for this property is **€245,583** or **€266,000**. 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	Excluded	Title transfer fee	~€52 600.00	Common expenses	None
		Price per SQM	€972.00/m²		

Representative: FOX

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Price change history

€1 400 000 on Sep 4, 2023





