

## 2000m<sup>2</sup> Commercial for Sale in Limassol - Agios Athanasios

Warehouse in Agios Athanasios industrial area consisting of 2,000 m<sup>2</sup> internal covered area consisting of Warehouse with high ceilings at the rear end of the building and reception area, 5 offices, 6 wc and kitchen at the front of the building. There are a further 5 offices on the upper front level of the building. The warehouse is in excellent condition. Some photos show lower ceilings in some areas which have been covered for their business purposes, however the lower ceiling panels can be removed in order to give the same height as the higher ceilings. six metres width on either side of the warehouse 1,800 warehouse space 200 sqm office space Government lease hold.



### Property Info

Covered Area	<b>2000</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>3839</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>W-123621</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.67658508 / 33.00725943**

## Price: €2 200 000 + VAT

VAT for this property is **€394,900** or **€418,000**. 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>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 100.00/m²</b>		

## Representative: FOX

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

€2 000 000 on Jul 11, 2023

€2 200 000 on Sep 4, 2023











