

## 1600m<sup>2</sup> Commercial for Sale in Ypsonas, Limassol District

Warehouse available in the Industrial area of Ypsonas. Purpose built, the warehouse has a huge area which can be separated into individual areas and includes a large office area and showroom. Ample parking space for 20 cars. Currently rented and the Tenancy agreement can be transferred to the new Owner. As this is an industrial zone, the land is leased from the Government on a 99 year term and the Owners pay a rental amount per annum. Please contact us for further details and a breakdown of rental income per month.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>1600</b>	Plot area	<b>2088</b>	Reference Number	<b>W-95506</b>
Total Number of Floors	<b>2</b>	Parking	<b>Uncovered, Yes</b>	Property type	<b>Other Commercial</b>
Furnishing	<b>Unfurnished</b>			Condition	<b>Pre-Owned</b>

Amenities	Location	
	<b>Location:</b> Ypsonas	Region: <b>Limassol</b>
	Coordinates: <b>34.702634 / 32.963531</b>	

## Price: €1 300 000 + VAT

VAT for this property is **€229,938** or **€247,000**. 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 Price per SQM	<b>~€48 600.00</b> <b>€813.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€1 200 000 on Sep 4, 2023

€1 300 000 on Nov 18, 2025

