


## 2600m<sup>2</sup> Commercial for Sale in Ypsonas, Limassol District

Warehouse available in the Industrial area of Ypsonas. Purpose built, the warehouse has 11 individual areas including offices. Ample parking space for 20 cars. Currently rented and the Tenancy agreements 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

Covered Area	<b>2600</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>

### Plot / Area Info

Plot area	<b>2351</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>W-95507</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>

### Amenities

#### Location

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

## Price: €2 500 000 + VAT

VAT for this property is **€454,808** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€962.00/m²</b>		

## 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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€2 500 000 on Sep 4, 2023

