

## 800m<sup>2</sup> Commercial for Sale in Ypsonas, Limassol District

Nice ground floor warehouse in Ypsonas area (Agios Syllas )in Limassol with covered area 800 square meters and plot area 1536 square meters.It has two w.c. , alarm system , camera system, electric security gate and parking for ten cars.Also has three phase electricity and the height of the warehouse is ten meters.It has easy access to main roads and all services and amenities.It is very good opportunity.



### Property Info

Covered Area **800**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1536**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **W-111463**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

#### Location

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

## Price: €1 000 000 + VAT

VAT for this property is **€163,750** or **€190,000**. 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>~€36 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 250.00/m²</b>		

## Representative: FOX

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## Price change history

€1 000 000 on Sep 4, 2023

