

## 900m<sup>2</sup> Commercial for Sale in Limassol - Agios Spyridon

Nice Mixed building in the most nicest area of Limassol in Agios Spyridonas. It was built of excellent and durable materials in classic/modern architectural design and features comfortable and functional spaces. The building has one big shop with mezzanine on the ground floor , one warehouse in the basement,, one studio and one upper house three bedroom in the first floor. It is very good opportunity. There is also provision for lift.I t has solar water heater with pressure, a/c in all areas and covered parking for twenty cars .quick access to all needed amenities including parks, schools, restaurants and beach .  
Please call me for the viewing!



### Property Info

Covered Area	<b>900</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>473.5</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>B-123219</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>City view</b>

### Amenities

### Location

**Location:** Limassol - Agios Spyridon      Region: **Limassol**  
Coordinates: **34.6694267 / 33.0128445**

## Price: €1 300 000 + VAT

VAT for this property is **€216,667** 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	<b>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 444.00/m<sup>2</sup></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>
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## Price change history

€1 100 000 on Sep 4, 2023  
€1 300 000 on Nov 18, 2025









