

## 520m<sup>2</sup> Commercial for Sale in Limassol District

A nice building with 1107sqm plot in Agia Fyla in Limassol. The property is close to all amenities and high way, in a quite residential area. It has a store (ex restaurant with license), and two bedroom apartment in the basement and 4 bedrooms upper floor house, plus extra 549sqm plot. Call us for more information and viewing.



### Property Info

Covered Area  
Furnishing  
Air Conditioning

**520**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**1107**  
**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**B-113412**  
**Other Commercial**  
**Pre-Owned**

### Amenities

### Location

Region: **Limassol**  
Coordinates: **34.7203043 / 33.0198024**

## Price: €1 800 000 + VAT

VAT for this property is **€269,308** or **€342,000**. 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>~€68 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 462.00/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

€2 000 000 on Apr 4, 2024  
 €1 800 000 on Nov 18, 2025

