

## 30m<sup>2</sup> Commercial for Sale in Limassol - Agios Athanasios

Reference ID: #SA34003Price details: €250,000 +VATIntroducing the newly constructed Commercial Shop in Agios Athanasios, designed for optimal functionality and convenience.Features:Main Shop Area: 29.93m²Entrance Hall: 7.95m²Storage Rooms (201 & 202): 4.51m² eachWC: 3.15m²Staircase: 11.15m²Electrical Access Chamber (EAC): 1.89m²Total: 63.12m²Strategic layout and essential amenities ensure versatility and efficiency, making it an ideal space for diverse commercial endeavors in the heart of Agios Athanasios.



| Property Info                     |           | Plot / Area | Info | Additional info  |                           |
|-----------------------------------|-----------|-------------|------|------------------|---------------------------|
| Covered Area<br>Energy Efficiency | 30<br>N/A | Parking     | Yes  | Reference Number | SA34003                   |
|                                   |           |             |      | Property type    | Other Commercial          |
|                                   |           |             |      | Condition        | <b>Under Construction</b> |

## Amenities Location

• Storage room

• Cocation: Limassol - Agios Athanasios Region: Limassol

Coordinates: 34.70887102613 / 33.054230058475



Price: €250 000 + VAT

VAT for this property is €12,500 or €47,500. 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 | Excluded | Title transfer fee <b>None</b> | Common ovnoncos None                    |
|-----|----------|--------------------------------|---|
|     |          | Price per SQM <b>€8 333</b> .  | .00/m <sup>2</sup> Common expenses None |

## **Representative: Smart Assets**

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| License number      | 317/E | Legal name | N/A                     |

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## **Price change history**

€200 000 on Apr 9, 2024 €250 000 on Jan 9, 2025



