

## 1372m<sup>2</sup> Commercial for Sale in Ypsonas, Limassol District

Reference ID: #SA34091 Price details: €2,500,000 +VAT The property is one leasehold industrial building located at the Government Industrial Zone (C) known as 'Agios Sylas'. Materials: WALLS: Glass wool Sandwich Panels 80mm FIRE RESISTANCE INDICATOR – E60/EI60/EW60 & FIRE RESISTANCE A1 according to EN 13501-1 Exterior cement board rendered with Graphiato externally. Aluminium blinds for shading purposes. ROOF: Glass wool Sandwich Panels 80mm FIRE RESISTANCE INDICATOR – E60/EI60/EW60 & FIRE RESISTANCE A1 according to EN 13501-1 Steel structure designed to support Photovoltaic panels. Ground floor: 872 m<sup>2</sup>. Mezzanine: 500 m<sup>2</sup>... X

**Property Info**

Covered Area	<b>1372</b>			Reference Number	<b>SA34091</b>
Covered Veranda	<b>366</b>	Plot area	<b>5770</b>	Property type	<b>Other Commercial</b>
Uncovered Veranda	<b>360</b>	Parking	<b>Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>N/A</b>			Construction Year	<b>2024</b>

**Amenities**

- Storage room

**Location**

**Location:** Ypsonas  
Region: **Limassol**  
Coordinates: **34.723664056693 / 32.950243655544**

## Price: €2 500 000 + VAT

VAT for this property is **€436,735** 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 Price per SQM	<b>None</b> <b>€1 822.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 800 000 on Apr 18, 2024

€2 500 000 on Oct 12, 2024

