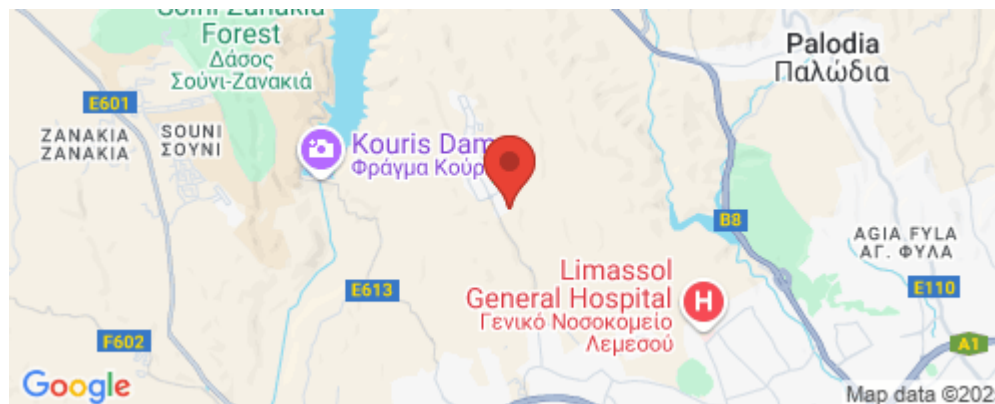


1372m² Commercial for Sale in Ypsonas, Limassol District

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 Syllas'. 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 m². Mezzanine: 500 m².



Property Info

Covered Area	1372
Covered Veranda	366
Uncovered Veranda	360
Energy Efficiency	N/A

Plot / Area Info

Plot area	5770
Parking	Yes

Additional info

Reference Number	SA34091
Property type	Other Commercial
Condition	Under Construction
Construction Year	2024

Amenities

- Storage room

Location

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

Region: **Limassol**

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€1 822.00/m²		

Representative: Smart Assets

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A
Phone: +35777000111			

Price change history

€2 800 000 on Apr 18, 2024

€2 500 000 on Oct 12, 2024

