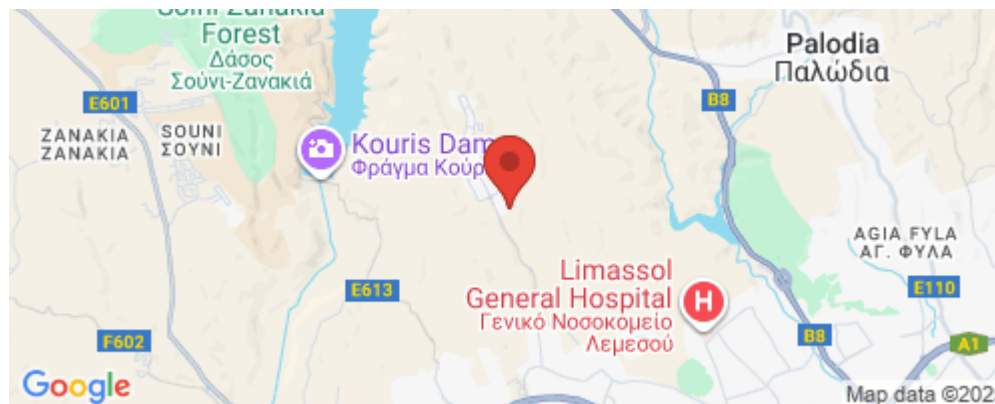


## 1372m<sup>2</sup> Commercial for Sale in Ypsonas, Limassol District

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 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 m<sup>2</sup>. Mezzanine: 500 m<sup>2</sup>.



### Property Info

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

### Plot / Area Info

Plot area	<b>5770</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA34091</b>
Property type	<b>Other Commercial</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2024</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 822.00/m<sup>2</sup></b>		

## 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>
Phone: +35777000111			

## Price change history

€2 800 000 on Apr 18, 2024

€2 500 000 on Oct 12, 2024

