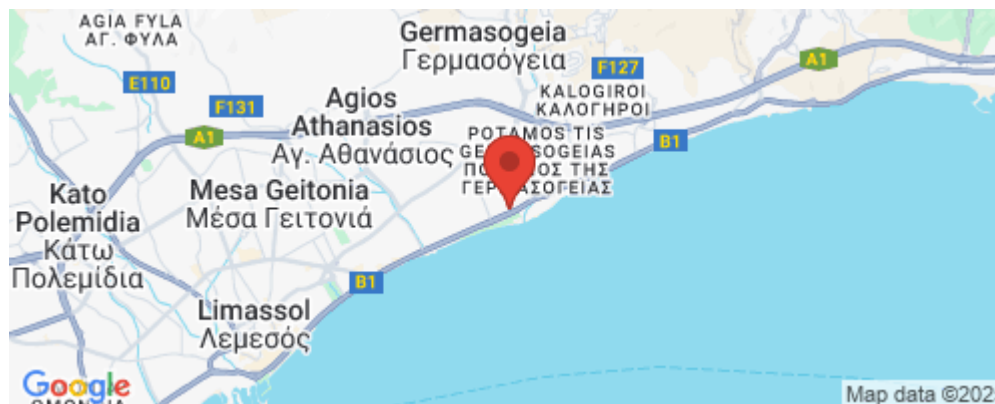


## 189m<sup>2</sup> Commercial for Sale in Potamos Germasogeias, Limassol District

Explore this exceptional retail opportunity featuring a spacious 174m<sup>2</sup> ground floor area, complemented by a 115m<sup>2</sup> basement, perfect for storage or additional operations. Convenient on-site parking is included, ensuring easy access for workers. This versatile space is ideal for a variety of businesses looking to establish a prominent presence in a bustling location.



### Property Info

Covered Area **189**  
 Floor Number **2**  
 Energy Efficiency **B**

### Plot / Area Info

### Additional info

Reference Number **231372**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

### Location

**Location:** Potamos Germasogeias  
 Coordinates: **34.694686520046 / 33.085099173015**

Region: **Limassol**

## Price: €1 000 000 + VAT

VAT for this property is **€78,889** or **€190,000**. 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>~€36 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 291.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 000 000 on Jun 13, 2024





