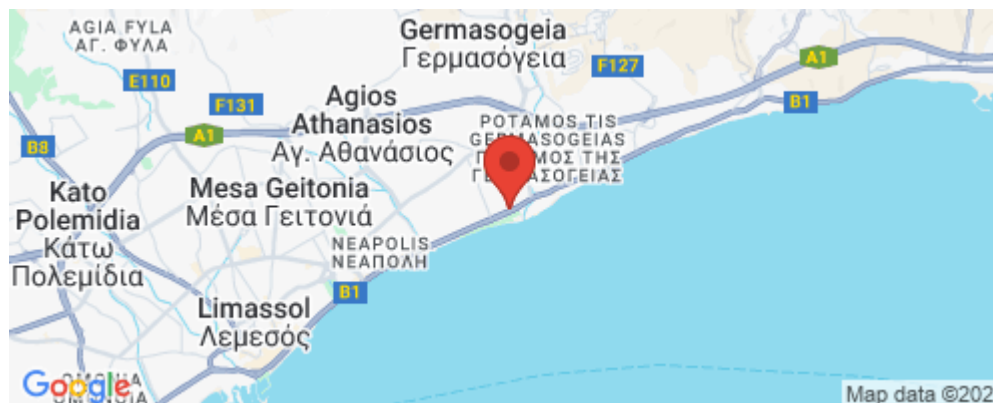


## 174m<sup>2</sup> Commercial for Sale in Limassol District

Commercial shop unit for sale in the heart of Limassol tourist area, located at Potamos Germasoyeias.

The commercial shop covers an internal area of 174 square meters and an additional 115 square meters of basement area. The property is an ideal unit to be used either as a retail business or as an office.



### Property Info

Covered Area **174**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **21492**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

Region: **Limassol**  
Coordinates: **34.694449204957 / 33.085088875719**

## Price: €1 000 000 + VAT

VAT for this property is **€69,310** 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>€5 747.00/m²</b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€1 000 000 on Jul 1, 2024





